



Planning Department

CITY of BOSTON

MEMORANDUM

TO: Sherry Dong
Chairwoman, City of Boston Board of Appeal

FROM: Joanne Marques
Planning Department

DATE: January 07, 2026

RE: BPDA Recommendations

Please find attached, for your information, Planning Department recommendations for the January 13, 2026 Board of Appeals Hearing.

If you have any questions please feel free to contact me.



Case	BOA1785030
ZBA Submitted Date	2025-10-02
ZBA Hearing Date	2026-01-13
Address	170 W Canton ST Roxbury 02118
Parcel ID	0400457000
Zoning District & Subdistrict	South End Neighborhood MFR
Zoning Article	32, 64
Project Description	Convert an existing two-unit building to a one-unit building.
Relief Type	Conditional use
Violations	GCOD Applicability Town Home Extension into Rear Yard

Planning Context:

The proposed project is a renovation of a four-story rowhouse converting it from a two-unit to a single-unit dwelling. The renovation will include a new roof deck and a new rear balcony on the third floor. The neighboring context is primarily rowhouse residences of the same scale with many hosting roof decks and rear balconies. The proposed project is located within the Groundwater Conservation Overlay District designed to keep the groundwater of the area at stable levels of recharge. Due to the new proposed rear balcony that is adding to the building footprint, the project is subject to review by the Boston Water and Sewer Commission (BWSC). The project is also located within the South End Landmark District subject to review from the Boston Landmarks Commission (BLC).

Zoning Analysis:

The proposed rear balcony is an extension of the rowhouse in the rear yard which requires a conditional use permit. The proposed balcony will be similar to neighboring rear balconies and will not cause a disturbance to the area. It is recommended for a conditional use permit, however; the project will still require review from both BWSC and BLC.

This recommendation is based on plans titled "SINGLE FAMILY RESIDENCE AT 170 WEST CANTON STREET" prepared by Pitman and Wardley on 6/30/25.

Recommendation:



In reference to BOA1785030, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



Case	BOA1773991
ZBA Submitted Date	2025-09-10
ZBA Hearing Date	2026-01-13
Address	269 Commonwealth AV Boston 02116
Parcel ID	0503403000
Zoning District & Subdistrict	Boston Proper H-3-65
Zoning Article	32
Project Description	This project adds a sixth-floor addition and basement dig out along with a GCOD recharge system.
Relief Type	Conditional Use
Violations	GCOD Applicability

Planning Context:

This project is located on Commonwealth Avenue in the Back Bay and proposes a sixth-floor addition and basement renovation of a two-unit brownstone building. The project is of similar size and scale to the surrounding cohesive context and is appropriate for this location. The project is within the Back Bay Architectural District and requires approval by the Back Bay Architectural District Commission. It also sits within 100' of the Commonwealth Avenue Mall, and consequently requires Parks Department design review.

Zoning Analysis:

The project is cited for GCOD applicability due to the excavation that is below eight feet Boston City Base ("Dig Down") and the inclusion of a groundwater recharge system pursuant to Article 32. Consequently, the project is subject to GCOD review by the Boston Water and Sewer Commission.

Plans reviewed are titled "267 Commonwealth Avenue", dated July 22, 2025, and prepared by Payne | Collins.

Recommendation:

In reference to BOA1773991, The Planning Department recommends APPROVAL WITH PROVISIO/S: the plans shall be reviewed and approved by the Boston Water & Sewer Commission due to its location within the Groundwater Conservation Overlay District (GCOD),



that plans shall be submitted to the Boston Landmarks Commission for review, and that plans shall be submitted to the Department of Parks and Recreation for review.

Reviewed,

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Deputy Director of Zoning



Case	BOA1774492
ZBA Submitted Date	2025-09-11
ZBA Hearing Date	2026-01-13
Address	290A to 290 Beacon ST Boston 02116
Parcel ID	0503273000
Zoning District & Subdistrict	Boston Proper H-3-65
Zoning Article	Underlying Zoning
Project Description	The proposed project seeks to subdivide an existing unit that spans two floors into two separate units, bringing the total unit count for the parcel to five. No additional area or changes to the building envelope are being proposed by the project.
Relief Type	Variance
Violations	Parking or Loading Insufficient

Planning Context:

The existing parcel sits within an H-3-65 Apartment Residential subdistrict and is subject to the underlying zoning code. 290 Beacon Street is within the Back Bay Architectural District, as well as a Coastal Flood Resilience Overlay, Groundwater Conservation Overlay, and Restricted Parking Districts. The nearest transit stations are the Hynes Convention Center and Copley MBTA Green Line stations, both approximately a 15 minute walk away (0.6 miles). Newbury Street is less than half a mile's walk; the proposed project is in close proximity to a wide range of amenities.

Zoning Analysis:

The proposed project will subdivide an existing unit that spans two floors into two separate units. The proposed layout will have five units in the main building, with the lower level of Unit 3 becoming a separate unit. An additional unit exists in a second building at the rear of the parcel at the garden level, which is not part of the occupancy of the proposed project, but contributes to the total number of dwelling units on the lot which determine the off-street parking minimum.



The refusal letter lists just one zoning violation: Article 23 Section 23-1 wherein the Off-Street Parking for the number of proposed dwelling units is insufficient.

Table B in Section 13-1 of the zoning code details the required number of parking spaces based on a maximum FAR. Within the H-3-65; the zoning calls for 0.6 parking spaces for each dwelling unit. Six dwelling units means 3.6, or four parking spaces on the lot. The lot currently has three parking spaces. One fewer parking space than what would be formally required does not constitute an egregious violation of the zoning code making relief appropriate. Zoning relief is also appropriate due to the surrounding density and walkability of the area.

Plans were produced by Timothy Burke Architecture and are dated 09/05/2023.

Recommendation:

In reference to BOA1774492, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kaitleen Onuf".

Deputy Director of Zoning



Case	BOA1791354
ZBA Submitted Date	2025-10-23
ZBA Hearing Date	2026-01-13
Address	227 Newbury ST Boston 02116
Parcel ID	0503240000
Zoning District & Subdistrict	Boston Proper B-3-65
Zoning Article	8
Project Description	Change the use of an existing building from a dry cleaning shop, florist shop, and six residential units to a bakery, florist shop, and six residential units.
Relief Type	Conditional Use
Violations	Use: Conditional (Bakery establishment with sitdown)

Planning Context:

This building is situated on Newbury Street in the Back Bay, a major mixed-use corridor with a plethora of small business establishments, including bakeries, coffee shops, restaurants, and retail stores. The proposed project changes the use of a garden-level commercial space from a dry cleaner to a bakery, including seating. The change of use includes internal renovation, including electrical and plumbing. Given the concentration of other small restaurants, bakeries, and cafes with seating, and the location along a significant mixed-use street, this is an appropriate use for the location. The project is within the Back Bay Architectural District and requires approval by the Back Bay Architectural District Commission.

Zoning Analysis:

Pursuant to Table B of Section 8-3, eating establishments that include on-premises consumption are conditional in this B-3-65 subdistrict. Bakeries are an allowed use in this same subdistrict, but because it includes a sitdown component, it requires conditional use approval. In granting a conditional use, the Board of Appeal must find that the site is an appropriate location for such use, that the use will not adversely affect the neighborhood, that there will be no serious hazard to vehicles or pedestrians from the use, that no nuisance will be created by the use, and that adequate and appropriate facilities are provided for proper operation. A bakery



with seating does not inherently violate any of these conditions, especially given the surrounding context of similar uses.

Plans reviewed are titled "227 Newbury St Boston, MA", dated September 21, 2025, and prepared by Big Red Barn.

Recommendation:

In reference to BOA1791354, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans shall be submitted to the Boston Landmarks Commission for review.

Reviewed,

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Deputy Director of Zoning



Case	BOA1766854
ZBA Submitted Date	2025-08-21
ZBA Hearing Date	2026-01-13
Address	1071 Massachusetts AV Roxbury 02119
Parcel ID	0800440000
Zoning District & Subdistrict	Roxbury Neighborhood 3F-4000
Zoning Article	50
Project Description	Replacing existing raised electronic sign with a new electronic sign
Relief Type	Conditional Use
Violations	Conditional Use

Planning Context:

The proposed project would replace an existing electronic sign with a new electronic sign. This sign is elevated and presents as if an electronic billboard for the associated business. Electronic Billboards and like advertisements are detrimental to neighborhood character and do not fit into the context for this area.

The current sign was approved by the BRA in 2011 for an elevated sign with electronic letterboard beneath it. The proposed project would replace the letterboard with a full LCD screen. This will increase the visual impact on the pedestrian experience. This is especially concerning as this parcel is located across from a city park.

The proponent has the right to maintain the current electronic sign, but this change will significantly alter the impact of the sign as compared to its original 2011 form.

Zoning Analysis:

The proposed project is triggering a ZBA case due to the fact the electronic signs are a conditional usage. The existing billboard is from an era in city planning in which car based commuting was the encouraged mode of transportation. Billboards provide a marginal benefit to commuters and are an active detriment to the pedestrian experience of residents.

Recommendation:

In reference to BOA1766854, The Planning Department recommends DENIAL.



Planning Department

CITY of BOSTON

Reviewed,

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Deputy Director of Zoning



Case	BOA1776619
ZBA Submitted Date	2025-09-18
ZBA Hearing Date	2026-01-13
Address	55 to 57 Centre ST Roxbury 02119
Parcel ID	1100051000
Zoning District & Subdistrict	Roxbury Neighborhood 3F-4000
Zoning Article	50
Project Description	Erect a new two-unit townhome.
Relief Type	Variance
Violations	Usable Open Space Insufficient Parking or Loading Insufficient Additional Lot Area Insufficient Lot Frontage Insufficient Lot Width Insufficient FAR Excessive Height Excessive (ft) Height Excessive (stories) Rear Yard Insufficient

Planning Context:

The proposed project is a two-unit four-story rowhouse with a roof deck being built adjacent to two existing rowhouses. The existing site is a narrow and small vacant lot under 20 ft in width and only 61 ft in length. The surrounding homes are a mixture of different scales and unit count, however many of the existing homes are similarly massed rowhomes to what is proposed. The site is located in the Highland Park Architectural Conservation District making the proposed project subject to review by the Landmarks Commission.

Zoning Analysis:

The proposed project has nine violations; Insufficient usable open space at 195 SF while the required is 1,300 SF, insufficient lot area at 1,258 SF while the required is 4,000 SF, insufficient lot width of 19.43 FT while the required is 25 FT, insufficient lot frontage of 19.43 FT while the required is 25 FT, excessive FAR of 3.2 while the maximum is 0.8, excessive height of four stories and 43 FT when the maximum is three stories and 35 FT, insufficient rear yard of 8 FT when the minimum is 30 FT, and lastly insufficient off-street parking of zero spaces when the minimum would be two spaces.



The violations in regards to the lot area, lot frontage, and lot width are recommended for relief due to the physical constraints and challenges of the lot that can not be changed. The proposed project is bounded by roads on the front and both sides of the property. This situation means that neo building could feasibly fit on this parcel and follow these zoning requirements. The townhome style of development responds to this constraint and utilizes the smaller parcel of land to create a development that is in line with neighborhood character. The other violations, except for the rear yard setback, are all in line with the direct neighboring homes and others in the area to meet the matching architectural character of the neighborhood. These violations can be recommended for relief and should be considered for zoning reform to allow for more projects in line with existing context on small lots that are challenging to develop.

Lastly the proposed rear yard setback is slightly less than the existing neighboring homes not keeping a consistent modal line. The proponents should consider increasing the rear yard setback to match the existing context.

This recommendation is based on plans titled "55-57 Centre St" prepared by Michael Winston on 2/27/24.

Recommendation:

In reference to BOA1776619, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1723197
ZBA Submitted Date	2025-05-20
ZBA Hearing Date	2026-01-13
Address	10 to 12 Heathcote ST Roslindale 02131
Parcel ID	1904119000
Zoning District & Subdistrict	Roslindale Neighborhood 2F-5000
Zoning Article	67
Project Description	Extend living space into the basement to create a family room.
Relief Type	Variance
Violations	FAR Excessive

Planning Context:

The proponent at 10-12 Heathcote St plans to extend living space into a basement that is currently unfinished. The goal is to create a flexible space for extended family use, without altering the primary structure. 10-12 Heathcote St is a two-unit condo structure located in a predominantly residential area of Roslindale. It is a ten minute walk from Roslindale Square and a similar distance to key bus routes along Washington Street. The houses in this area of Roslindale are generally a mix of one, two, and three-unit detached residences. This area of Roslindale is not in a flood zone and the basement is partially above-ground and partially below-ground. Plans show that the basement ceiling height is 10 feet and 9 inches, which exceeds standard basement height requirements, which the International Residential Code generally requires 7 feet.

This extension of living space is a clear case for zoning reform. The current code lacks a clear path for homeowners to make small, interior adaptations that meet evolving household needs. Finishing an existing basement to create additional living space supports family friendly living without altering the exterior character of the neighborhood. This kind of modest, interior improvement aligns with the City's goals for more flexible, incremental housing options.

Zoning Analysis:

This proposal has triggered one zoning violation: FAR excessive.



The FAR allowed for this lot is 0.5 and the plans do not show the proposed FAR. The assessor's report of the existing property also does not reveal an estimated FAR. It is reasonable to expect that the proposed renovations will increase the FAR given that the living area will be expanded into the basement without the lot size increasing. The proposed addition creates modest, high-quality living space that allows the property to meet the evolving needs of today's households, which include supporting family growth, multi-generational living, and aging in place. These are all priorities articulated in the City's housing and planning goals. Because the improvements to the living space are not disruptive to the neighborhood context or compromise the minimum open space, relief is recommended.

Plans reviewed are titled "10 Heathcote St - Basement Reno", and are prepared by Flow Design Architects and dated November 15, 2024.

Recommendation:

In reference to BOA1723197, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Katherine Onuf".

Deputy Director of Zoning



Case	BOA1776266
ZBA Submitted Date	2025-09-17
ZBA Hearing Date	2026-01-13
Address	24 Newburg ST Roslindale 02131
Parcel ID	2001223000
Zoning District & Subdistrict	Roslindale Neighborhood 2F-5000
Zoning Article	67
Project Description	Create an addition to the front of an existing two-unit house, replace siding, and build a roof over the rear deck.
Relief Type	Variance
Violations	Side Yard Insufficient Front Yard Insufficient

Planning Context:

24 Newburg St is a two-unit dwelling in an area of Roslindale that transitions between newly-mapped Squares + Streets zoning and a 2F-5000 zoning subdistrict. It is less than a ten minute walk away from Roslindale Square and ten minutes to the Bellevue and Roslindale Village MBTA Commuter Rail Stations. The housing options in this area are diverse, with one-, two-, and three-unit dwellings represented throughout the area. Lots in this area tend to have more compact front and side yards with moderate rear yards. Lot coverage tends to be high. The homes and lots along this street generally share a similar character and size to the subject property. The proposed project keeps with the established character of the neighborhood and is not expected to interrupt or impact the visual appearance of the surrounding community.

Zoning Analysis:

This proposal has triggered two zoning violations: side and front yard insufficient.

The subject property's insufficient side yard is 18 feet on one side and 3.8 feet on another side, whereas the required side yard is 10' on both sides. However, this is an existing nonconformity as the proposed replacement of siding would not aggravate side yard violations. Because the proposal does not worsen this existing side yard nonconformity, relief is recommended.



Front yard is cited as another violation, as the proposed front yard is 10 feet, whereas this subdistrict requires 20 feet at minimum. This violation is also an existing nonconformity. Plans show that the front of house addition is not expected to worsen front yard dimensions. 9 feet and 6 inches of the existing front of house is proposed to be demolished and the replacement addition is proposed to be 9 feet and 6 inches. Therefore, relief is recommended.

Plans reviewed are titled "Plot Plan 24 Newburg St Boston, Mass" prepared by AGH Engineering and dated July 20, 2025.

Recommendation:

In reference to BOA1776266, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen O'Neil".

Deputy Director of Zoning



Case	BOA1743924
ZBA Submitted Date	2025-07-02
ZBA Hearing Date	2026-01-13
Address	24 to 26 Larose PL Brighton 02135
Parcel ID	2101877000
Zoning District & Subdistrict	Allston/Brighton Neighborhood 2F-5000
Zoning Article	51
Project Description	Extend living space from Unit 2 into the attic, including the addition of dormers, and remodel the second floor.
Relief Type	Variance
Violations	FAR Excessive Height Excessive (stories) Usable Open Space Insufficient Front Yard Insufficient Side Yard Insufficient

Planning Context:

24–26 LaRose Place is located along a small residential street characterized by a mix of single-family and multifamily homes ranging from two to three stories on compact lots. The proposed project consists of an attic renovation with the addition of dormers to improve interior livability. The scale and form of the proposed work are consistent with residential development patterns in the area and maintain the existing building footprint. This is compatible with the established character of the residential street. Many of the surrounding residential buildings have been improved over time through attic conversions, dormers, and modest additions.

Zoning Analysis:

Review of the proposal under Article 51 of the Zoning Code identifies the zoning issues outlined in the issued Zoning Code Refusal.

Floor Area Ratio (FAR): Article 51 allows a maximum FAR of 0.6 in the 2F-5000 subdistrict. The existing building contains approximately 5,593 square feet of finished space on a 5,010 square foot lot, resulting in a floor area ratio of approximately 1.12. As a result, even modest renovation



requires zoning relief, highlighting the mismatch between current FAR limits and the existing built fabric.

Building Height (Stories): The 2F-5000 subdistrict limits building height to 2.5 stories. The proposed project completes the attic level with dormers, resulting in three stories of finished space. While this triggers relief related to story count, the overall building height remains unchanged and consistent with nearby single and multi-family homes.

Front Yard: A minimum front yard setback of 20 feet is required. The existing house is approximately nine feet from the front property line, and the proposal does not alter the front façade or building footprint. Relief is required to maintain this existing nonconforming condition.

Side Yard: A minimum side yard setback of 10 feet is required. The existing building is approximately 6 feet 9 inches from the side property line, and no changes are proposed along the side yard. Relief is required to maintain this pre-existing nonconforming condition.

Usable Open Space: Article 51 requires a minimum of 1,600 square feet of usable open space for a two-family dwelling. The existing site does not meet this requirement due to lot size and building placement, and the proposal does not alter existing open space conditions. Relief is required to maintain the existing nonconformity.

Because the project does not expand the building footprint or alter yard conditions, the cited dimensional violations are pre-existing and not intensified by the proposed work. Granting relief would allow reasonable residential development within an existing structure while maintaining neighborhood character and illustrates how these issues would not arise under updated zoning standards, underscoring the need for zoning reform.

“24–26 LaRose Place: Attic Renovation Permit Set,” prepared by Flow Design Inc. and dated May 22, 2025.

Recommendation:

In reference to BOA1743924, The Planning Department recommends APPROVAL.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1781833
ZBA Submitted Date	2025-09-23
ZBA Hearing Date	2026-01-13
Address	36 Champney ST Brighton 02135
Parcel ID	2203404000
Zoning District & Subdistrict	Allston/Brighton Neighborhood 2F-5000
Zoning Article	51
Project Description	Change use from one unit to two units. Changes to the structure include expanding the existing dormer, adding a second-story to rear one-story addition, and installing rear egress stairs.
Relief Type	Variance
Violations	FAR Excessive Rear Yard Insufficient

Planning Context:

The proposed project seeks to change the use of an existing single-unit residential building at 36 Champney Street in Brighton to two units. The scope of work includes expanding the existing dormer, adding a second-story to the rear one-story addition, and installing new rear egress stairs. The first unit will contain three bedrooms while the second unit will contain four bedrooms. The existing structure is a 2.5-story residential building located near Oak Square in Brighton. While this lot is similar in overall size to the surrounding lots, it has a unique shape because it is an irregular quadrilateral with a rear lot line that is slanted, unlike the typical rectangular lots that measure about 40 by 120 feet. However, due to its location near the intersection of Hunnewell Avenue and Champney Street, which do not meet perpendicularly, this lot has side lot lines of approximately 66.6 feet and 95.9 feet.

The proposed project would further the goals highlighted in the Allston-Brighton Needs Assessment (January 2024) as it highlighted a need for housing. This project would help meet this need as it would increase the housing supply that would help preserve an existing and investing in existing structures.

Zoning Analysis:

The refusal letter states two citations: excessive FAR and insufficient rear yard.



Under Article 51 for an area zoned as 2F-5000, the maximum allowed FAR is 0.6. The project is proposing an FAR of 0.64. While this exceeds the maximum, the increase is due to the additional living space created to ensure an adequate second unit and is consistent with the other two-unit residential buildings on Champney Street, many of which also exceed the maximum FAR. For example, 35 Champney Street has an estimated FAR of 0.67 and 31 Champney Street has an estimated FAR of 0.68.

The minimum required rear yard is 30 feet, while the project is proposing a rear yard of 6.9 feet. However, the proposed scope of work would not extend the structure further into the rear yard so this is an existing non-conformity. This is a case for zoning reform to allow the extension of non-conformities as the structure otherwise conforms to dimensional requirements and the existing non-conformities are not increasing, to incentivize retention and improvement of existing structures. Increasing the rear yard to meet the zoning requirements would be difficult given the shape of the lot as it narrows in the rear due to the slanted rear lot line. Maintaining the existing rear yard allows the building to maintain adequate living spaces in a manner consistent with the built environment.

The plans reviewed are titled ZBA REFUSED EPLANS_36 CHAMPNEY ST_ALT1758051.pdf and are dated July 18, 2025. They were prepared by CLDA Architect.

Recommendation:

In reference to BOA1781833, The Planning Department recommends APPROVAL.

.Reviewed,

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Deputy Director of Zoning



Case	BOA1785822
ZBA Submitted Date	2025-10-06
ZBA Hearing Date	2026-01-13
Address	146 to 146A Bunker Hill ST Charlestown 02129
Parcel ID	0203058000
Zoning District & Subdistrict	Charlestown Neighborhood NS
Zoning Article	62
Project Description	Build a third-story addition on an existing two-story, two-family residence with a roof deck and third-story side deck. The proposal also expands the habitable area of unit one into the basement.
Relief Type	Variance, Conditional Use
Violations	Roof Structure Restrictions FAR Excessive Height Excessive (ft) Usable Open Space Insufficient Rear Yard Insufficient

Planning Context:

146-146A Bunker Hill Street is located within a Neighborhood Shopping (NS) Subdistrict of the Charlestown Neighborhood Zoning District, a mixed-use area intended to support housing, convenience goods, and local services along major corridors such as Bunker Hill Street and Main Street. Although part of this mixed-use framework, the project site sits within a predominantly residential stretch, characterized by two- and three- story multifamily homes featuring common neighborhood elements such as roof decks, bay windows, and rear or side decks. 146-146A Bunker Hill Street is also located directly across from the Boston Housing Authority's Bunker Hill Public Housing Development, actively being redeveloped to include mixed-income residential units, civic and retail space, and public open space. Neighborhood-serving uses, including markets, salons, and small restaurants are all located within a short walk along Bunker Hill Street, contributing to a highly walkable, mixed-use environment.

The site is additionally regulated by the Charlestown Neighborhood Design Overlay District (NDOD), which provides a planning framework that emphasizes Charlestown's historic character while guiding context-sensitive growth that supports walkability, housing diversity, and



long-term resilience. The property is also subject to the Restricted Roof District: Charlestown Neighborhood, which protects the area's traditional rooflines and public ways by regulating the height and visibility of rooftop structures. As the project fronts a major public corridor, compliance with Article 62-25 is essential to ensuring that proposed additions remain consistent with Charlestown's historic streetscape to preserve the pedestrian experience along Bunker Hill Street.

Zoning Analysis:

The proposed project incurs four dimensional violations: FAR Excessive, Building Height Excessive (Feet), Usable Open Space Insufficient, and Rear Yard Insufficient, and requires issuance of a conditional use permit under Article 62-25 for Roof Structure Restrictions. The existing structure is significantly shorter than typical residential buildings in the NS Subdistrict at 22'-4" in height; the proposal increases the overall height to 36', including roof-deck fencing. Although this exceeds the 35' height limit by one foot, the resulting three-story form is more consistent with surrounding multifamily residential buildings along Bunker Hill Street than the current low-scale structure. The FAR will increase from 1.52 to 3.45 due to the addition of approximately 2,000 sq ft. While this exceeds the 2.0 maximum FAR, surrounding residential properties in the NS subdistrict frequently exhibit FARs of 3.0 or greater, making the proposed massing contextual with established neighborhood patterns.

The rear yard nonconformity is an existing condition created by the original structure extending beyond the rear property line, creating a 0' setback where 20' is required. The proposal does not worsen this condition and maintains the existing footprint. The proposal does, however, create an open-space violation by reducing the lot's open space from 210 sq ft to 55 sq ft, below the 100 sq ft required for a two-unit structure. This reduction is mitigated through the addition of a substantial roof deck and third-floor deck, features that are common throughout the neighborhood, and by the parcel's proximity to significant public open spaces such as the Bunker Hill Monument, Charlestown Naval Shipyard Park, and Charlestown Athletic Fields.

Under Article 62-25, roof decks are permitted on flat-roofed buildings upon the issuance of a Conditional Use Permit, provided they comply with applicable criteria. Although the proposed roof deck results in a total building height of 36', the deck is appropriately set back to minimize visibility from the public way and is consistent with the scale and character of other three-story residential buildings with roof decks within the NS Subdistrict. The proposal satisfies the criteria



for conditional uses outlined in Article 6-3, and issuance of the Conditional Use Permit is therefore warranted.

Finally, the project well exceeds the thresholds to trigger design review under the Charlestown Neighborhood Design Overlay District (NDOD) by modifying the shape of the roof and height, adding more than 300 sq ft of floor area, and significantly altering the building facade, including the introduction of a two-story bay window. As such, Planning Department design review is required to confirm that the project aligns with the NDOD's design guidance.

Recommendation:

In reference to BOA1785822, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review.

Reviewed,

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Deputy Director of Zoning



Case	BOA1799398
ZBA Submitted Date	2025-11-19
ZBA Hearing Date	2026-01-13
Address	34 Mead ST Charlestown 02129
Parcel ID	0201039000
Zoning District & Subdistrict	Charlestown Neighborhood 3F-2000
Zoning Article	62
Project Description	In conjunction with BOA1799401 at 34R Mead Street, subdivide the lot containing the existing three-unit residential building at 34 Mead Street. Confirm use at 34 Mead Street as two units while 34R Mead Street be one unit. No changes to the external structure will be made.
Relief Type	Variance
Violations	Additional Lot Area Insufficient FAR Excessive Usable Open Space Insufficient Rear Yard Insufficient

Planning Context:

The proposed project seeks to subdivide the lot containing the existing three-unit residential building at 34 Mead Street in Charlestown into two lots, in conjunction with BOA1799401 for 34R Mead Street. The existing building is a 2.5 story three-unit residential building with an existing firewall separating 34 and 34R Mead Street. As a result of the subdivision, 34 Mead Street will contain two units and 34R Mead Street will contain one unit. The lot at 34 Mead Street will be 1,914 square feet while the lot at 34R Mead Street will be 2,533 square feet. No changes to the external structure will be made and no changes to the configuration of the units at 34 Mead Street will also be made. Each unit within 34 Mead Street contains two bedrooms. While this side of Mead Street is zoned as 3F-2000, the opposite side is zoned as RH-1500. As a result, Mead Street is characterized by a line of rowhouses that are either one- or two-units and its proximity to Edwards Playground. However, while many properties within the 3F-2000 subdistrict appear to comply with the dimensional regulations, there is a common discrepancies with lot areas, rear yards, and usable open space as many of these properties do not appear to meet these minimum required dimensional requirements.



This project would fulfill the goals outlined in PLAN: Charlestown (September 2023), which emphasizes the creation of diverse housing opportunities. The proposed subdivision would help contribute to expanding housing diversity in the neighborhood.

Zoning Analysis:

Under Article 62, for an area zoned as 3F-2000, the minimum required lot area is 1,000 square feet for one unit and an additional 1,000 square feet for each additional unit, a maximum FAR of 2.0, a minimum of 350 square feet of usable open space per dwelling unit, and a minimum rear yard of 20 feet. The project proposes a lot area of 1,914 square feet, an estimated FAR of 2.02, approximately 241 square feet of usable open space per dwelling unit, and a rear yard of 0 feet.

Relief is warranted for all four of these citations because of the benefits of the proposed subdivision. The proposed subdivision would not increase the amount of dwelling units or expand the existing building envelope. This subdivision would allow for independent ownership and enable property owners to enhance and maintain their respective homes. Additionally, as mentioned earlier, many properties along Mead Street within the 3F-2000 subdistrict do not meet these dimensional requirements, particularly in respect to lot area, usable open space, and minimum rear yard. For example, 30 Mead Street is a 2-unit residential building on a 1,640 square foot lot with an estimated rear yard of 18 feet. Because the proposed project would align with the existing neighborhood pattern, relief is warranted for these citations.

The plans reviewed are titled ALT1733832 Z.R. decision letter with BOA hearing plan set attached 10.14.25_1 and are dated May 13, 2016. They were prepared by Pisani + Associates Architects.

Recommendation:

In reference to BOA1799398, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1799401
ZBA Submitted Date	2025-11-19
ZBA Hearing Date	2026-01-13
Address	34R Mead ST Charlestown 02129
Parcel ID	0201039000
Zoning District & Subdistrict	Charlestown Neighborhood 3F-2000
Zoning Article	62
Project Description	In conjunction with BOA1799398, subdivide the lot containing the existing three-unit residential building at 34 Mead Street. 34 Mead Street will contain two units while 34R Mead Street will contain one unit. No changes to the external structure will be made.
Relief Type	Variance
Violations	Lot Width Insufficient

Planning Context:

The proposed project seeks to subdivide the lot containing the existing three-unit residential building at 34 Mead Street in Charlestown into two lots, in conjunction with BOA1799398 for 34 Mead Street. The existing building is a 2.5- story, three-unit residential building with an existing firewall separating 34 and 34R Mead Street. As a result of the subdivision, 34 Mead Street will contain two units and 34R Mead Street will contain one unit. The lot at 34 Mead Street will be 1,914 square feet while the lot at 34R Mead Street will be 2,533 square feet. The proposed subdivision would turn the lot at 34R Mead Street into a flag-shaped lot. No changes to the external structure will be made. No changes to the internal configuration of the unit at 34R Mead Street, which currently contains four bedrooms, will be made.

This project would fulfill the goals outlined in PLAN: Charlestown (September 2023), which encourages homeownership. This subdivision provides an opportunity to potentially create a simpler ownership structure for the unit and newly-created lot. Given the lack of physical changes to the existing buildings, the creation of an abnormally-shaped lot is not concerning.

Zoning Analysis:

The refusal letter states one citation: insufficient lot width. Under Article 62, for an area zoned as 3F-2000, the minimum required lot width is 20 feet, while the proposed subdivision would create



a lot width of approximately 13 feet at the narrowest point of the driveway. Zoning relief is warranted because the proposed subdivision will not create any changes to the existing building envelope nor are changes to the external structure proposed. It would formalize the existing semi-attached residential unit as an independent property and allow the property owner greater flexibility to enhance and maintain it. Additionally, the proposed lot width currently accommodates the existing paved driveway, which will continue to serve as the access point to 34R Mead Street and would not introduce any new impacts related to access or circulation.

The plans reviewed are titled ALT1733835 Z.R. decision letter with BOA hearing plan set attached 10.14.25 and are dated May 13, 2016. They were prepared by Pisani + Associates Architects.

Recommendation:

In reference to BOA1799401, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1786353
ZBA Submitted Date	2025-10-07
ZBA Hearing Date	2026-01-13
Address	148 Bunker Hill ST Charlestown 02129
Parcel ID	0203057000
Zoning District & Subdistrict	Charlestown Neighborhood NS
Zoning Article	62
Project Description	Construction of a third-story addition with a rear deck and internal renovations. The proposal also expands the livable area to the basement, excavating the existing space to code legal ceiling height and installing an areaway set of windows.
Relief Type	Variance
Violations	FAR Excessive Rear Yard Insufficient

Planning Context:

148 Bunker Hill Street is located within a Neighborhood Shopping (NS) Subdistrict of the Charlestown Neighborhood Zoning District, a mixed-use area intended to support housing, convenience goods, and local services along major corridors such as Bunker Hill Street and Main Street. Although part of this mixed-use framework, the project site sits within a predominantly residential stretch characterized by two- and three-story multifamily homes featuring common neighborhood elements such as roof decks, bay windows, and rear or side decks. 148 Bunker Hill Street is also located directly across from the Boston Housing Authority's Bunker Hill Public Housing Development, actively being redeveloped to include mixed-income residential units, civic and retail space, and public open space. Neighborhood-serving uses, including markets, salons, and small restaurants are all located within a short walk along Bunker Hill Street, contributing to a highly walkable, mixed-use environment.

The site is additionally regulated by the Charlestown Neighborhood Design Overlay District (NDOD), which provides a planning framework that emphasizes Charlestown's historic character while guiding context-sensitive growth that supports walkability, housing diversity, and long-term resilience. The property is also subject to the Restricted Roof District: Charlestown Neighborhood, which protects the area's traditional rooflines and public ways by regulating the



height and visibility of rooftop structures. As the project fronts a major public corridor, compliance with Article 62-25 is essential to ensuring that proposed additions remain consistent with Charlestown's historic streetscape to preserve the pedestrian experience along Bunker Hill Street.

Zoning Analysis:

This proposed project incurs two dimensional violations according to Article 62-8: Floor Area Ratio Excessive and Rear Yard Insufficient. The NS Subdistrict allows for a maximum FAR of 2.0; the existing structure has an FAR of 1.45 which will be increased to 2.40 through the proposed expansion of livable area into the basement and third story addition. Residential properties in the immediate area are commonly a full story taller than the existing structure at 148 Bunker Hill Street, which is more aligned with the massing for commercial properties throughout the subdistrict. It is exceptionally common for these residential properties, especially when supporting multiple dwelling units, to have FARs between 2.0 and 3.0; even though this is a newly created dimensional violation, the final FAR is still highly contextual with surrounding residential properties. The rear yard nonconformity is an existing condition created by the original structure extending beyond the rear property line, creating a 0' rear setback where a 20' is required. At its longest, this parcel is 51.92' long which would effectively require 40% of the total parcel dedicated to a rear yard for compliance. The proposal incorporates the part of the original structure that exceeds the rear property line into the new design, maintaining this 0' rear setback condition but not worsening it. As this is an existing condition that the proposal does not worsen, this should be treated as a minor dimensional violation.

While this lot is regulated by Article 62-25, the original Refusal Letter incorrectly cites the applicability of Roof Structure Restrictions for this project. The adjacent property at 146-146A Bunker Hill Street proposes a roof deck exclusively serving Unit 2, fully contained within that lot. The project at 148 Bunker Hill Street does not propose the construction of any roof deck or rooftop utilities. Although the proposal substantially alters the height and form of the roof, the area labeled as "roof deck" on the plans is aligned with the rear of the new third-story addition and is not constructed at or above the roof level. The proposed building height of 33'-0 1/2" aligns with the 33'-6" height of 146-146A Bunker Hill Street exclusive of its roof deck, further confirming that no rooftop structures are proposed as part of this project.

Finally, the project well exceeds the thresholds to trigger design review under the Charlestown Neighborhood Design Overlay District (NDOD) by modifying the shape of the roof and height, BOA1786353

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adding more than 300 sq ft of floor area, and significantly altering the building facade, including the introduction of a two-story bay window. As such, Planning Department design review is required to confirm that the project aligns with the NDOD's context-sensitive design guidance.

Recommendation:

In reference to BOA1786353, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review.

Reviewed,

Deputy Director of Zoning



Case	BOA1770713
ZBA Submitted Date	2025-08-29
ZBA Hearing Date	2026-01-13
Address	921R to 923R E Fourth ST South Boston 02127
Parcel ID	0604452000
Zoning District & Subdistrict	South Boston Neighborhood MFR
Zoning Article	68
Project Description	Renovation to expand the existing fourth-story living space. No change in use or egress is proposed.
Relief Type	Variance, Conditional Use
Violations	Usable Open Space Insufficient Roof Structure Restrictions

Planning Context:

The proposed project sits in an established residential portion of South Boston's City Point neighborhood. Its surrounding context consists of a mix of two- to four-story structures, with single-unit to multi-unit residential land uses. The site is also accessible to both public transit and publicly accessible open space, located within 500 feet of Marine Park, Pleasure Bay Beach, and stops for the MBTA's 7,9,10, and 11 bus routes.

The project proposes renovations to an existing inner-block, four-story, two-unit, semi-attached residential structure. These renovations are limited to an expansion of one of the unit's fourth-story living space. This renovation encloses the unit's existing roof deck, increasing the livable area of the fourth-story from 200 square feet (existing) to 550 square feet (proposed). The project's scope works entirely within the existing footprint of the structure and does not involve any additional interior or exterior renovations. It aligns with the City's planning goals of increasing housing options and flexibility for growing living arrangements, as detailed in *Housing a Changing City, Boston 2030* (September 2018).

Zoning Analysis:

The proposed project's roof structure restrictions violation is triggered by Section 68-29 of the Code, which necessitates a conditional use permit for any project proposing to alter the roofline of an existing residential structure. Because the project's addition does not add height and



maintains the structure's existing building footprint, the impacts of the proposal will be negligible to the surrounding area. The structure's four-story height is also contextual to the area, with several similarly scaled buildings in proximity.

The project's usable open space violation is an existing nonconformity on the site, triggered and worsened by the project's proposed roof deck removal. This nets a 150 square foot reduction in usable open space for the unit. While it is generally the preference of the Planning Department that usable open space be retained, wherever possible, the site's immediate proximity to several significantly-sized publicly accessible open spaces (as described in the Planning Context portion of this recommendation) helps offset the impacts of this reduction.

Plans reviewed titled, "923R E 4th Street," prepared by Design Resource Team LLC on July 24, 2025.

Recommendation:

In reference to BOA1770713, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1786734
ZBA Submitted Date	2025-10-08
ZBA Hearing Date	2026-01-13
Address	6 Brookside AV Jamaica Plain 02130
Parcel ID	1101998000
Zoning District & Subdistrict	Jamaica Plain Neighborhood 3F-4000
Zoning Article	55
Project Description	The project will erect a new, three-story, single-unit residential structure with a roof deck on a vacant lot.
Relief Type	Variance
Violations	FAR Excessive Existing Building Alignment Rear Yard Insufficient Side Yard Insufficient Usable Open Space Insufficient Lot Frontage Insufficient Lot Area Insufficient Lot Width Insufficient

Planning Context:

The project proposes to erect a new, single-unit residential structure on a vacant lot in Jamaica Plain within the PLAN: JP/Rox Plan Area. The lot is within a largely residential area within the Egleston Neighborhood in Jamaica Plain that is adjacent to the Brewery Complex. Most residential structures in the area are three stories tall with flat roofs. They are usually located on small, narrow lots with a walkway or driveway on one side, and a smaller yard on the other. The proposed structure is three stories tall with a flat roof that will have a roof deck. There is a driveway on the west side of the structure and a small, planted side yard on the east. The lot is in the PLAN: JP/Rox Plan Area which seeks to promote the development of “balanced growth that is anchored by public transportation” that respects the physical scale of the neighborhood. The project will add a new residential unit to a vacant lot within walking distance of the Stony Brook MBTA train station. This is an example of a type of project the Plan seeks to support.

Zoning Analysis:



The project is cited for eight violations, all of which are because it is proposed on a lot smaller than allowed by zoning. At 1,984 square feet, the lot is very similar in size to many other lots in the area which have residential structures that are also similar in size. The project is cited for insufficient lot area, lot width, lot frontage, side yard, and rear yard; all of which are, as proposed, very similar to structures on neighboring streets. The side yard proposed is 3.25 feet on the east side with a cumulative side yard of 11.75 feet. The zoning requires a minimum of seven feet is required on one side and a minimum aggregate of two side yards is seventeen feet. The proposed project maintains adequate light and air between neighboring properties by following the pattern of a small side yard on one side and a driveway on the other.

The project is also cited for conformity with existing building alignment, floor area ratio (FAR) excessive, and usable open space insufficient. The proposed seven foot front yard is consistent with the alignment with other structures on Brookside Avenue. The proposed FAR is 1.28, above the 0.7 maximum but lower than FARs in the immediate surrounding area. The project proposes 365 square feet of usable open space, lower than the required 600 square feet required for a detached residential structure. The relief required for all listed dimensional requirements is consistent with the owner's right to make use of the property. It presents a case for zoning reform which could consider structures proposed on smaller lots like this that are consistent with existing structures in the surrounding neighborhood.

Plans reviewed: "6 Brookside Ave." dated 7/7/2025 prepared by Context a Collaborative Design Workshop.

Recommendation:

In reference to BOA1786734, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1786443
ZBA Submitted Date	2025-10-07
ZBA Hearing Date	2026-01-13
Address	100 to 102 Warren ST Roxbury 02119
Parcel ID	1200077000
Zoning District & Subdistrict	Roxbury Neighborhood MFR/LS
Zoning Article	50
Project Description	The project will demolish and reconstruct a portion of an existing commercial/office building, conduct an interior remodel, and add Take-Out Restaurant and Food Pantry uses.
Relief Type	Variance, Conditional Use
Violations	Parking or Loading Insufficient FAR Excessive Side Yard Insufficient Use: Forbidden (Accessory Food Pantry) Use: Conditional (Take-Out Restaurant) Extension of a Nonconforming Use

Planning Context:

100 to 102 Warren Street is located in the Roxbury neighborhood, southeast of Nubian Square. The subject site is currently developed with vacant, street-level, commercial/office space fronting Warren Street and a two-story office space in the rear with an existing Food Pantry use. There is an existing curb cut and drive aisle taking access off Warren Street but no striped, on-site parking.

Development along the subject portion of Warren Street includes commercial and community uses, with a barber shop directly to the north and a laundromat directly to the south of the subject property. Across Warren Street is the Yawkey Boys and Girls Club of Roxbury, south of the Roxbury Municipal Court, Dudley Square Municipal Center, and the Shaw-Roxbury Branch of the Boston Public Library. Directly abutting the property is the Warren St/Kearsarge Ave bus stop, used by five bus routes. Additionally, Nubian Station is 0.2 miles north of the subject property.

While the subject property is just outside of the official study area of PLAN: Nubian, the small area plan calls for restaurant and job opportunities in the area. Furthermore, the Roxbury



Strategic Master Plan calls for creation of a lively public realm while maintaining the area's historical assets and architectural legacy. This project proposes utilizing an existing structure, reconstructing two stories in the center of the building, adding a lift to expand physical accessibility, and slightly expanding the Floor Area Ratio (FAR). This increase in Gross Floor Area (GFA) will be located on the south side of the building in place of existing paved surface. An ice cream shop (Take Out Restaurant) is proposed in the existing, ground-floor commercial space and a Food Pantry is proposed in the rear existing office space. The front facade will be maintained.

Zoning Analysis:

The subject property was cited for violations to Articles 50 and 9 of the zoning code.

Art. 50, Sec. 28: Take Out Restaurant is a Conditional Use within a Multifamily Residential/Local Services (MFR/LS) subdistrict. The proposed ice cream shop is appropriate as it will activate the existing street-level commercial space, achieve employment and restaurant goals outlined in PLAN: Nubian, and be compatible with surrounding community uses. Additionally, Food Pantry is an unlisted use within the Use Table in Article 50, resulting in Inspectional Services Department's classification as a Forbidden use. Concerning the subject property, the Food Pantry use is appropriate as the site already houses a free food fridge and the site is located in an area with several community uses.

Art. 50, Sec. 29: In the MFR/LS subdistrict, the maximum permitted Floor Area Ratio (FAR) is 1.0. The subject property proposes an FAR of 1.06. Additionally, the MFR/LS subdistrict requires a minimum side yard of ten feet. The existing building encroaches into the required side yard, but the proposed building addition will not worsen this nonconformity, as the proposed building is located beyond ten feet from the side lot line.

Art. 50, Sec. 43: Five parking spaces are required for the proposed office and commercial uses. The project proposes one off-street parking space, necessitating a variance. Given that this is an existing condition of the site and that the property is located directly adjacent to a bus stop utilized by multiple lines, the absence of new parking is appropriate and consistent with both the built environment and the City's transportation goals.

Art. 9, Sec. 1: The proposed project is cited for extension of a nonconforming use (Office). In the MFR/LS subdistrict, Office is a conditional use. On this site, Office use is appropriate due to the commercial and community uses along Warren Street. The proposed expansion of the building

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is not expected to negatively impact adjacent properties as the expansion will not worsen existing yard nonconformities, height, or impervious coverage.

Plans reviewed are titled "100 Warren Street," prepared by Stull and Lee Inc., and dated October 2025.

Recommendation:

In reference to BOA1786443, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review with attention to compatibility with adjacent structures within the Mooreland Street Historic District and to ensure the necessary state variances for accessibility are incorporated.

Reviewed,

Deputy Director of Zoning



Case	BOA1795532
ZBA Submitted Date	2025-11-04
ZBA Hearing Date	2026-01-13
Address	77 Bowdoin ST Dorchester 02124
Parcel ID	1500899000
Zoning District & Subdistrict	Dorchester Neighborhood 2F-5000
Zoning Article	65
Project Description	Construct a new four-unit residential building on a vacant lot with three covered parking spaces.
Relief Type	Variance
Violations	FAR Excessive Height Excessive (stories) Lot Frontage Insufficient Front Yard Insufficient Lot Area Insufficient Lot Width Insufficient Parking or Loading Insufficient Side Yard Insufficient Forbidden Use

Planning Context:

77 Bowdoin Street is located on a residential street comprised of mostly two- and three-unit housing with a few denser housing types nearby. The Four Corners and Fields Corner areas which have places of worship, local retail and other services are both a couple of blocks away from the site. Franklin Park and Harambee Park are also less than a mile away. The Four Corners/Geneva MBTA Commuter Rail Station is 0.4 miles from the site.

The proposed project is new construction of a three-story, four-unit, triple-decker with a garden-level unit, commonly found in this area. These updated plans propose one additional unit and smaller front decks than the plans originally filed for a December 16, 2025 hearing. The building would be on a corner lot which has two frontages located on Bowdoin Street and Oakley Street. Both facade designs should comply with Planning Department design guidelines and ensure consistency with the existing streetscapes. The entire first floor dwelling unit, any common areas, and the main entrance will need to be fully accessible due to the total unit count (4) as



per ADA regulations. While a triple-decker is contextual in this area, the proposed project needs to comply with accessibility regulations and design guidelines.

Zoning Analysis:

The vast majority of residential parcels in the City are nonconforming by at least one dimensional regulation. Both the size of the proposed building and the lot size would fall into alignment with the built environment. While the dimensional requirements do not reflect the existing urban landscape, there are design changes that could cause the proposed project to better fall into alignment with the existing streetscape than what is required.

The project violates Article 65 regulations for allowed uses, lot dimensions and building dimensions. The use violation is not reflective of residential uses currently found on this street. A four unit building is well suited for this area of the city, and there is adequate space for this housing type on the lot. Additionally, it is very common for this housing type to have a 10' side yard, like the proposed design, for a driveway. The proposed side and rear yards are contextual. However, the very small front yard and above grade main entrance cause the structure to encroach on the streetscape and public right-of-way.

An approved design would have to meet safety and ADA requirements, but will still require design review for the side facade which faces Oakley Street. An ADA compliant design could also extend the front yard space by providing an at-grade main entrance, instead of an above-grade deck leading to the entrance.

Plans reviewed are titled "Proposed Four Family Home", prepared by Lighthouse Architecture, and dated 3/25/2025.

Recommendation:

In reference to BOA1795532, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review of the facade and site plan with special attention to ensuring an accessible path to entry and compliance with ADA regulations for Group 1 units.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1762591
ZBA Submitted Date	2025-08-12
ZBA Hearing Date	2026-01-13
Address	19 to 21 Fresno ST Roslindale 02131
Parcel ID	2001167000
Zoning District & Subdistrict	Roslindale Neighborhood 2F-5000
Zoning Article	67
Project Description	Demolish existing single-unit dwelling and replace with new construction two-story, two-unit duplex with three bedrooms per unit and two total parking spaces.
Relief Type	Variance
Violations	Usable Open Space Insufficient Side Yard Insufficient Lot Area Insufficient Additional Lot Area Insufficient Rear Yard Insufficient

Planning Context:

19-21 Fresno St is located in a predominantly residential section of Roslindale, just a short distance from Roslindale Square. The surrounding area is made up primarily of one-, two-, and three-unit homes on lots with lower to moderate lot coverage. Though side yards are more compact, rear yard space tends to be more generous in this area.

Lots in a one to two block radius exhibit varying lot size and coverage, but the lawn at 19-21 Fresno St is relatively moderate, consistent with its directly abutting lots, and generally a similar size to other lots in the area. The plan also shows many existing trees on the lot, a key feature shared with surrounding lots.

Zoning Analysis:

This proposal has triggered five zoning violations: open space, side and rear yard, and lot area (+additional lot area) insufficient. The minimum usable open space per unit required in this subdistrict is 1,750 square feet and plans do not show the square footage of open space provided on this lot.



The minimum side yard required is 10 feet on each side and the minimum rear yard required is 40 feet. Plans show that there is 12.8 feet of side yard on one side of the lot and 10.2 feet of side yard on the other side. The side yard violation was incorrectly triggered as both sides meet the 10 feet requirement. Plans show that there will be 32.9 feet of rear yard space from the house to the lot line, but this becomes 25.5 feet when accounting for the rear deck. While the proposed rear yard setback deviates from the minimum requirements and setbacks of immediate abutters, this setback is commonly observed in a 1-2 block radius of this property. Furthermore, two units on one lot are allowed in this zoning district and two-unit dwellings are an established typology in this immediate vicinity. The proposed design places the additional density towards the rear of the lot to minimize the visual impact of this project at the street level. Therefore, relief is recommended.

The minimum lot area requirement is 5,000 square feet and another 3,000 square feet is required for each additional unit. Therefore, a total of 8,000 square feet of lot area is required in this subdistrict to accommodate two dwelling units on the same lot. Although the total lot size does not fulfill the 8,000 square feet required for two units, the existing lot area does not introduce any new impacts beyond other dimensional concerns. Furthermore, the ability to accommodate an additional housing unit on a lot that is capable of moderate density is a goal the City supports. Relief is recommended.

Plans reviewed are titled "Plan of Land 19 Fresno St, Boston (Roslindale) MA" prepared by "Toomey Land Surveying LLC" on May 15, 2025.

Recommendation:

In reference to BOA1762591, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1703964
ZBA Submitted Date	2025-03-27
ZBA Hearing Date	2026-01-13
Address	33 Princeton ST East Boston 02128
Parcel ID	0105975000
Zoning District & Subdistrict	East Boston Neighborhood 2F-2000
Zoning Article	53
Project Description	The project seeks to change the legal use of the property from a three- to four-unit dwelling to legitimize an existing Accessory Dwelling Unit at the rear of the property. No work is being proposed
Relief Type	Variance
Violations	Lot Frontage Insufficient Two Dwelling Units on Same Lot

Planning Context:

The City of Boston published the Accessory Dwelling Unit (ADU) Guidebook with the goal to create a permitting pathway for most owner-occupied properties to add an ADU. Adding an ADU increases housing diversity and supply, while also: reserving existing neighborhood patterns such as yards and overall look and feel, protecting green spaces which are vital for stormwater absorption, and preserving mature trees to ensure long-term environmental health. Additionally, PLAN: East Boston cites Accessory Dwelling Units as a sustainable and efficient way to expand housing options and legitimize existing structures in East Boston as part of the Land Use and Built Form Policy Recommendations.

33 Princeton St is located in the Eagle Hill neighborhood in East Boston. The property is an existing three-unit building with a detached garage with a second floor Accessory Dwelling Unit (studio apartment). The project seeks to change the legal use of the property from a three- to four-unit dwelling to legitimize the existing unit at the rear of the property. No work is being proposed. 33 Princeton St presents a unique opportunity to legalize an existing Accessory Dwelling Unit in East Boston that aligns with the City's housing goals.



Zoning Analysis:

This proposal was cited for two violations: insufficient Lot Frontage and Two Dwellings on the Same Lot. As this proposal was filed prior to PLAN: East Boston Rezoning and as such was reviewed under the previous 2F-2000 district. In the 2F-2000 district a minimum lot frontage of 25 feet is required, and the subject property has an existing lot frontage of 33 feet. As such the property does have sufficient lot frontage. Additionally, the EBR-3 district in which the property now sits does not have a minimum lot frontage requirement.

The property was also cited for Two Dwellings on the Same Lot. According to the City of Boston Assessor the primary property was built in 1900 and as of 2002 has been taxed as a four-unit dwelling. Additionally, Section 53-29.12 (Application of Dimension Regulations/ Two Dwellings on the Same Lot) was most recently amended on March 1, 2024. The structures are pre-existing legal non-conforming.

Recommendation:

In reference to BOA1703964, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1719823
ZBA Submitted Date	2025-05-09
ZBA Hearing Date	2026-01-13
Address	32 Gordon ST Allston 02134
Parcel ID	2101122000
Zoning District & Subdistrict	Allston/Brighton Neighborhood 3F-4000
Zoning Article	51
Project Description	The project renovates an existing three-family building, adds three dwelling units for a total of six, increases on-site parking from one to four spaces, and installs a full sprinkler system.
Relief Type	Variance
Violations	Parking or Loading Insufficient Lot Area Insufficient FAR Excessive Usable Open Space Insufficient Side Yard Insufficient Use: Forbidden

Planning Context:

This case was originally scheduled for the November 18, 2025 ZBA hearing and was deferred; no new plans have been submitted since that time, and the Planning Department's recommendation remains unchanged.

32 Gordon Street is located on a residential side street in Allston, situated between N. Beacon Street and Cambridge Street near the intersection with Harvard Avenue. The immediate context is a compact, residential block characterized by triple-decker and small multifamily housings. The site lies within proximity to the Western Avenue and Harvard Avenue corridors; both identified in the Allston–Brighton Community Plan process as transition zones with growing housing demand and incremental density pressures.

The property is currently a three-story, three-family structure typical of Allston's early 20th-century residential stock. The proposal seeks to expand the building's residential capacity through internal reconfiguration and modest exterior alterations, consistent with recent small-scale infill patterns observed across 3F districts in Allston where multi-unit conversions increasingly occur as reinvestment or adaptation of older buildings.



Zoning Analysis:

The proposal to renovate an existing three-family dwelling into a five-unit residential building has been reviewed against Article-51. The project includes interior reconfiguration to create additional dwelling units, a new basement-level unit, and dormer additions to improve upper-story layouts. The structure will remain three stories in height and fully sprinklered, with no on-site parking provided.

Article 51, Section 8: Multifamily use exceeding three-units is Forbidden in the 3F-4000 Subdistrict. Relief is required to allow six-units within the existing envelope. The use remains residential in character and consistent with surrounding multifamily structures on Gordon Street.

Article 51, Section 9: The lot area per dwelling unit requirement (2,000 sq ft) is not met on this 4,344 sq ft parcel. The proposed five-units yield approximately 868 sq ft per unit, requiring a variance. The additional units are achieved through interior reconfiguration rather than expansion, maintaining neighborhood scale.

Article 51, Section 9: The maximum permitted FAR of 0.8 is exceeded by the proposed 1.094 FAR. Relief is required. The increase reflects basement and attic conversions common to nearby properties, not a change in massing.

Article 51, Section 9: Required usable open space (650 sq ft/unit) is not met; 57 sq ft/unit is provided. Given the small-lot pattern and consistent rear yard conditions in the area, relief is appropriate.

Article 51, Section 9: The side yard setback of 5'-7" continues an existing nonconformity where 6 ft is required. No further encroachment is proposed and the envelope of the structure has not changed.

Article 51, Section 56: No off-street parking is provided, requiring a variance. The property's proximity to MBTA bus routes and the Green Line supports a car-light residential model consistent with City mobility goals.

Given the project's consistency with the surrounding residential pattern, modest scale, and reuse of an existing three-story structure. The proposal reflects typical small-lot conversion pressures in Allston's 3F districts and underscores the need for zoning reform to align dimensional standards with the established multifamily character of these neighborhoods.



Plans reviewed: "Proposed Plans and Elevations" prepared by Context LLC, dated October 8, 2024, revised November 1, 2024

Recommendation:

In reference to BOA1719823, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning

Deputy Director of Zoning

MEMORANDUM

DECEMBER 11, 2025

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY ("BPDA")
AND KAIROS SHEN, DIRECTOR

FROM: CASEY HINES, DEPUTY DIRECTOR OF DEVELOPMENT REVIEW
NUPOOR MONANI, DEPUTY DIRECTOR OF DEVELOPMENT REVIEW
MEGHAN RICHARD, SENIOR URBAN DESIGNER I
NICK GILPIN, URBAN DESIGNER II
MARCO SANCHEZ, LANDSCAPE ARCHITECT II
JOHN DALZELL, SENIOR ARCHITECT FOR SUSTAINABLE DEVELOPMENT
PRISCILLA CUEVAS, TRANSPORTATION PLANNER II
ANDREW PLUMB, PLANNER I
CAMILLE PLATT-DECOSTA, SENIOR PROJECT MANAGER

SUBJECT: 282-294 HYDE PARK AVENUE, JAMAICA PLAIN

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 282-294 Hyde Park Avenue in the Jamaica Plain neighborhood (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); (2) enter into a Community Benefits Agreement in connection with the Proposed Project; and (3) enter into any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed project.

PROJECT SITE

The project site is an approximately 12,340 sf lot located at 282-294 Hyde Park Avenue, Jamaica Plain, Massachusetts (the "Project Site"). The Project Site is currently improved with an auto parts store and warehouse. The Project Site is located approximately .6 miles from the Forest Hills MBTA station and is served directly by the 32 bus, as well as the 15 additional buses that convene at the MBTA station.

DEVELOPMENT TEAM

Proponent: Arx Urban AOP LLC
300 Washington Street c/o Arx Urban
Newton, MA 02458
Tel: (508) 308-5585
Contact: Adam Giordano
Email: agiordano@arxurban.com

Architect: JGE Architecture + Design
40 Court Street, Boston, MA 02108
Tel: (617) 477-0543
Contact: Andres Bernal
Email: abernal@jgarlandenterprises.com

DESCRIPTION AND PROGRAM

The Proposed Project is a mixed-income multifamily residential development comprised of a six-story building containing approximately forty-eight (48) residential units, approximately seventeen (17) off-street vehicular parking spaces, and approximately forty-eight (48) bicycle parking spaces. The Proposed Project also includes an approximately 2,215 sf recreational use that will include tables and chairs for tenants to gather and work, and will be overseen by the property management company. The Proposed Project is envisioned to be an all-electric building and will include forty-three (43) income-restricted units (approximately 75% of the total units), including thirty-six (36) units for families earning 60% of Area Median Income ("AMI") or below, and seven (7) units restricted at 80% AMI. The remaining five (5) units will be market-rate. The Proposed Project will total 46,264 gross square feet (GSF).

The Proposed Project will strive to create housing opportunities for larger families with approximately five (5) three-bedroom units, approximately fourteen (14) two-

bedroom units, approximately twenty (20) one-bedroom units and approximately nine (9) studios.

The table below summarizes the Proposed Project's key development metrics.

<u>Estimated Project Metrics</u>	Proposed Plan
Gross Square Footage	46,264
Gross Floor Area	43,690
<i>Residential</i>	41,475
<i>Office</i>	0
<i>Retail</i>	0
<i>Lab</i>	0
<i>Medical Clinical</i>	0
<i>Education</i>	0
<i>Hotel</i>	0
<i>Industrial</i>	0
<i>Recreational</i>	2,215
<i>Cultural</i>	0
<i>Parking</i>	6,110
Development Cost Estimate	\$33,137,320
Residential Units	48
<i>Rental Units</i>	48
<i>Ownership Units</i>	0
<i>IDP/Affordable Units</i>	43
Parking spaces	17

<i>Long-term Bicycle Parking</i>	48
<i>Short-term Bicycle Parking</i>	9
<i>Location of Bike Room</i>	Ground Level
<i>Bluebike Docks</i>	N/A
<i>Bluebike Stations</i>	N/A
<i>Minimum Monetary Bluebike Contribution</i>	N/A
<i>Loading Bays</i>	N/A

ARTICLE 80 REVIEW PROCESS

On September 16, 2025, the Proponent submitted an Application for Small Project Review with the BPDA pursuant to Article 80E of the Code. On October 22, 2025 the BPDA hosted a virtual public meeting. The public meeting was advertised in the local paper, a notice was posted on the BPDA's calendar, and an email notification was sent out to all subscribers of the BPDA's Jamaica Plain email update list. The comment period concluded on November 5, 2025.

ZONING

The Project Site is located within a 3F-5000 subdistrict in the Jamaica Plain Neighborhood District under the Boston Zoning Code (the "Code").

The Proposed Project is anticipated to require zoning relief from the City of Boston Zoning Board of Appeal (ZBA) for the following:

1. Floor Area Ratio Excessive
2. Building Height (Feet) Excessive
3. Building Height (Stories) Excessive
4. Front Yard Insufficient
5. Side Yard Insufficient
6. Rear Yard Insufficient
7. Multifamily residential use

PLANNING AND ZONING CONTEXT

The Proposed Project is located on Hyde Park Avenue, a key transportation corridor between Jamaica Plain and Hyde Park. It is located on the MBTA #32 and #33 bus lines and is within three-quarters of a mile of the MBTA Forest Hills Station, a major transfer hub between the Orange Line, Commuter Rail, and bus connections. There is also a BlueBike Station at the intersection of Hyde Park Avenue and Northbourne Road to the south of the site. The built environment on Hyde Park Avenue is a mix of multi-family residential buildings, triple-deckers, and a small commercial node at the Eldridge Street intersection. The primary building typology on the side streets off Hyde Park Avenue in the Forest Hills neighborhood are two and a half to three-story residences with small, planted yards, and a significant volume of mature trees.

The Proposed Project is located within the Jamaica Plain Neighborhood Zoning District's 3F-5000 Subdistrict, governed by Article 55 of the Zoning Code. The site immediately abuts a Multifamily Residential Subdistrict and is adjacent to a Local Commercial Subdistrict. In terms of built form and as a transportation route, Hyde Park Avenue is best understood as a cohesive linear corridor. In a manner inconsistent with the linear experiential quality of Hyde Park Avenue, the corridor's zoning is staggered between five different subdistricts that are more reflective of adjacent areas than the corridor itself. As a result, while the Proposed Project is consistent with the context of Hyde Park Avenue, it is twice as tall and is more dense than the dimensions allowed by its underlying three-family zoning. Staff recommend zoning relief due to its consistency with the built character and zoning context of the larger linear Hyde Park Avenue Corridor. The proposed dimensions consider how shallow the lot is and the smaller scale residential uses to the rear. Additional considerations for density above the zoning requirement include the existing neighborhood fabric and proximity to major transit opportunities.

URBAN DESIGN

- **Sidewalk Dimensions:** The Proponent shall widen the sidewalk to comply with Boston's Complete Streets Policy dimensions by setting the Project further back within the property line of the Project Site and extending the public way into the boundaries of the Project Site through a Public Improvement Commission (PIC) petition to lay down a public way. Hyde Park Avenue will have a minimum of six (6'-0") foot sidewalk, inclusive of an eleven-foot six-inch (11'-6") foot setback. All sidewalks will maintain at least five (5'-0") feet clear accessible paths of travel, absent vertical elements made of concrete monolithic sidewalk space. All sidewalk setbacks are subject to

design review and will require a Pedestrian Easement and approval from the PIC for the laydown of a public way prior to building permit.

- **Driveway Location:** The Proponent will minimize the potential negative impacts of the Proposed Project's parking by widening an existing curb cut on Hyde Park Avenue, allowing for a more continuous active street wall on Hyde Park Avenue. The curb cut will be no more than twelve (12'-0") feet wide in order to maximize pedestrian safety and minimize disruption of pedestrian experience on the accessible sidewalk. Access design and circulation are subject to Design Review. All driveway curb cuts must maintain flush sidewalks with monolithic concrete. The Proponent shall petition the PIC for a curb cut prior to obtaining a building permit.
- **Street Trees:** The Proponent has committed to plant at least one (1) street tree either in or around the Project Site. The installation of the proposed street tree, in coordination with the Public Improvement Commission and/or Parks Department, shall be completed before Certificate of Occupancy issuance for the Proposed Project.
- **Existing Public Shade Trees:** The three (3) Public Shade Trees along Hyde Park Avenue are subject to the protections of M.G.L. Chapter 87 and the Boston Tree Canopy Ordinance. Any proposed impact to Public Shade Trees, including but not limited to removal, canopy pruning, or root pruning, requires approval per these regulations. Approvals required by M.G.L. Chapter 87 must be granted prior to the Proposed Project proceeding to a Public Improvement Commission New Business hearing.
- **Landscape Plan:** The Proponent shall install a new fence, pervious concrete pavers and bike racks as part of the site work associated with the Proposed Project, subject to review and approval by the Public Improvement Commission ("PIC") and/or the Boston Parks and Recreation Departments ("BPRD"), if/as needed. A detailed landscape/site plan must be included with the construction drawings to be submitted to the BPDA for the Proposed Project for review and approval prior to building permit submittal.
- **PIC review:** These proposed improvements are subject to design review and approval by the Boston Transportation Department (BTD), Public Works Department (PWD), Public Improvement Commission (PIC), and the BPDA. The Proponent should anticipate returning to the BPDA following BPDA Board approval to review updates with the Article 80 Development Review team prior to submitting materials to PIC. Anticipated PIC actions include installation of a new curb cut along Hyde Park Avenue, a Pedestrian Easement and additional associated sidewalk repairs.

Collectively the Sidewalk Dimensions, Driveway Location, Street Trees, Existing Public Shade Trees, Landscape Plan and PIC review are the “Physical Mitigation Improvements”.

SUSTAINABLE AND RESILIENT DEVELOPMENT

In support of Boston’s carbon neutral goals, the Proposed Project will comply with the new Article 37 Green Building and Net Zero Carbon (NZC) zoning and will have a Building Emissions Reduction Disclosure Ordinance (BERDO) operational carbon limit of zero kg CO₂e/sf-yr starting at building occupancy.

The Proposed Project has a modeled Building 2035 preliminary Carbon Emissions Intensity of 0.61 kg CO₂e/sf-yr and will include a well-insulated air-tight building envelope, all-efficient-electric space and DHW heating systems, and approximately 20 kW solar PV that will be installed prior to certificate of occupancy for the Proposed Project. The Proposed Project will use highly reflective materials to reduce urban heat sources and will retain onsite at least 1” of rainwater.

The Proposed Project will assess solutions for achieving NZC operations including purchasing renewable electricity, REC’s, using Boston Community Choice Electricity Program’s “Green 100” option, or making BERDO alternative compliance payments. The Proposed Project will inform and assist building residents with using the BCCE Program’s “Green 100” renewable electricity option.

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide many community benefits for the Jamaica Plain neighborhood and the City of Boston, including but not limited to the following:

- Affordable housing opportunities – the Proposed Project includes at least thirty-six (36) units at 60% AMI or below and seven (7) units at 80% AMI or below.
- Improved aesthetic– the Proposed Project will replace a dilapidated auto parts store with an attractive building that fits cohesively within the surrounding urban fabric.
- Pedestrian experience – the Proposed Project will materially improve the pedestrian experience with recreational uses on the ground floor and full compliance with Complete Streets.

- Construction jobs – the Proposed Project will create an estimated 90 construction jobs over the length of the project.
- Bike Infrastructure – the Proposed Project will provide 48 bike storage spaces in the building as well as 10 public bike spaces along the sidewalk to promote sustainable transportation.
- The Proponent shall obtain all necessary PIC approvals for Physical Mitigation Improvements as part of the Proposed Project prior to obtaining a building permit for the Proposed Project. The Physical Mitigation Improvements must be completed prior to Certificate of Occupancy.

HOUSING PROGRAM AND INCLUSIONARY ZONING

Projects financed as one entity and where at least 40% of the units are income-restricted are exempt from Zoning Code Article 79 Inclusionary Zoning, dated October 1, 2024 ("IZ"). The Proposed Project is financed as one entity and contains forty-eight (48) total units including forty-three (43) income-restricted residential rental units, equaling approximately 90% of the total units, thus surpassing 40% of the total units. As such, the Proposed Project is exempt from Inclusionary Zoning.

The residential rental units within the Proposed Project shall include approximately ten (10) units made available to households with incomes not more than 30% of Area Median Income ("AMI"), as published by the United States Department of Housing and Urban Development ("HUD"), approximately ten (10) units made available to households with incomes not more than 50% of AMI, approximately sixteen (16) units made available to households within incomes not more than 60% of AMI, and approximately seven (7) units made available to households with incomes not more than 80% of AMI.

The affordability of the Proposed Project will be finalized through the public funding process, and the ongoing affordability of the Proposed Project will be monitored under a MassDocs agreement. The Proposed Project has been issued City of Boston Affordable Housing Acceleration Certificate No. EO2522.

RECOMMENDATIONS

The Proposed Project complies with the requirement set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommend that the Director be authorized to: (1) issue a Certification of Approval pursuant to Section 80E-6 of

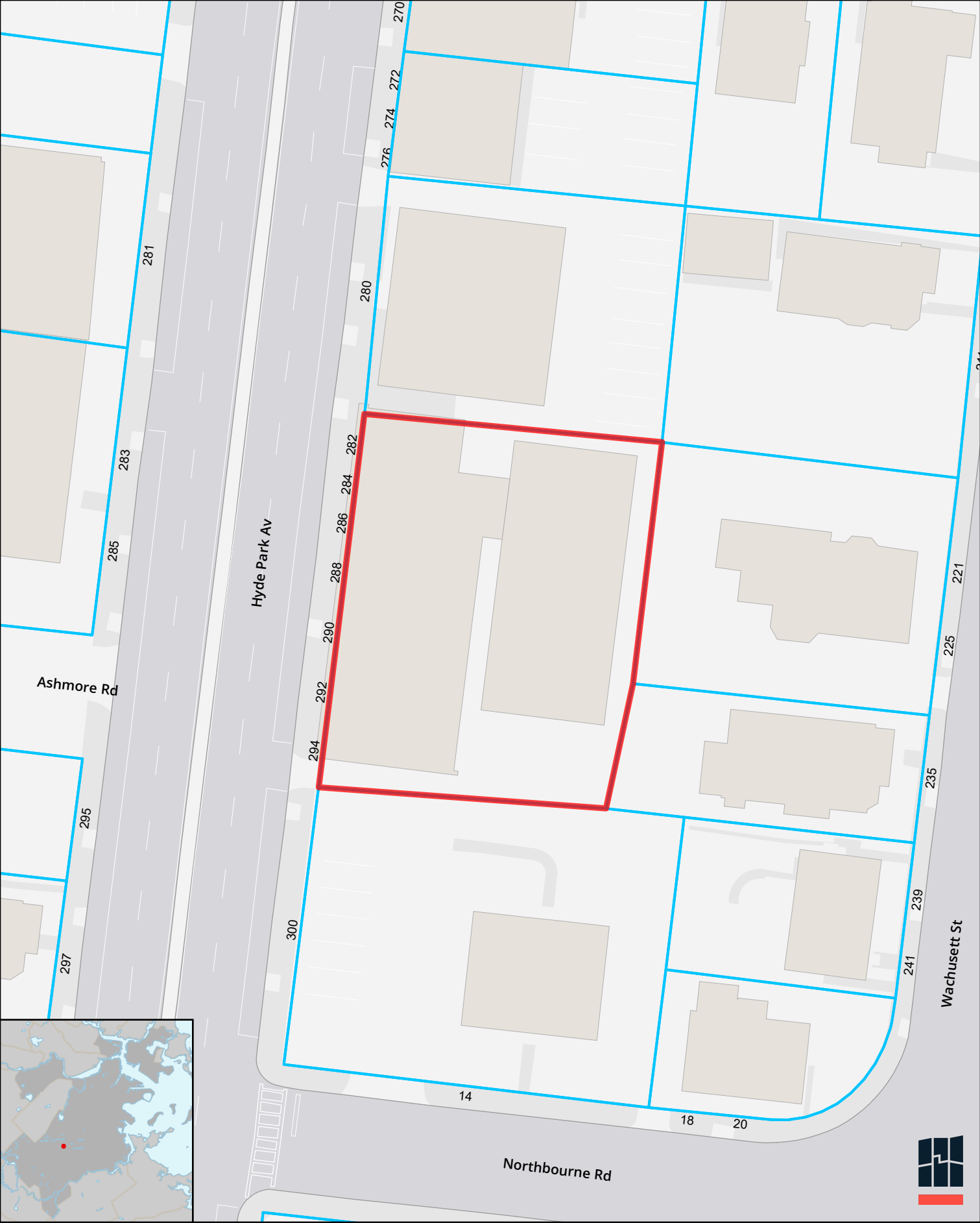
the Code in connection with the Proposed Project; (2) enter into a Community Benefits Agreement in connection with the Proposed Project; and (3) take any other actions and execute any agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

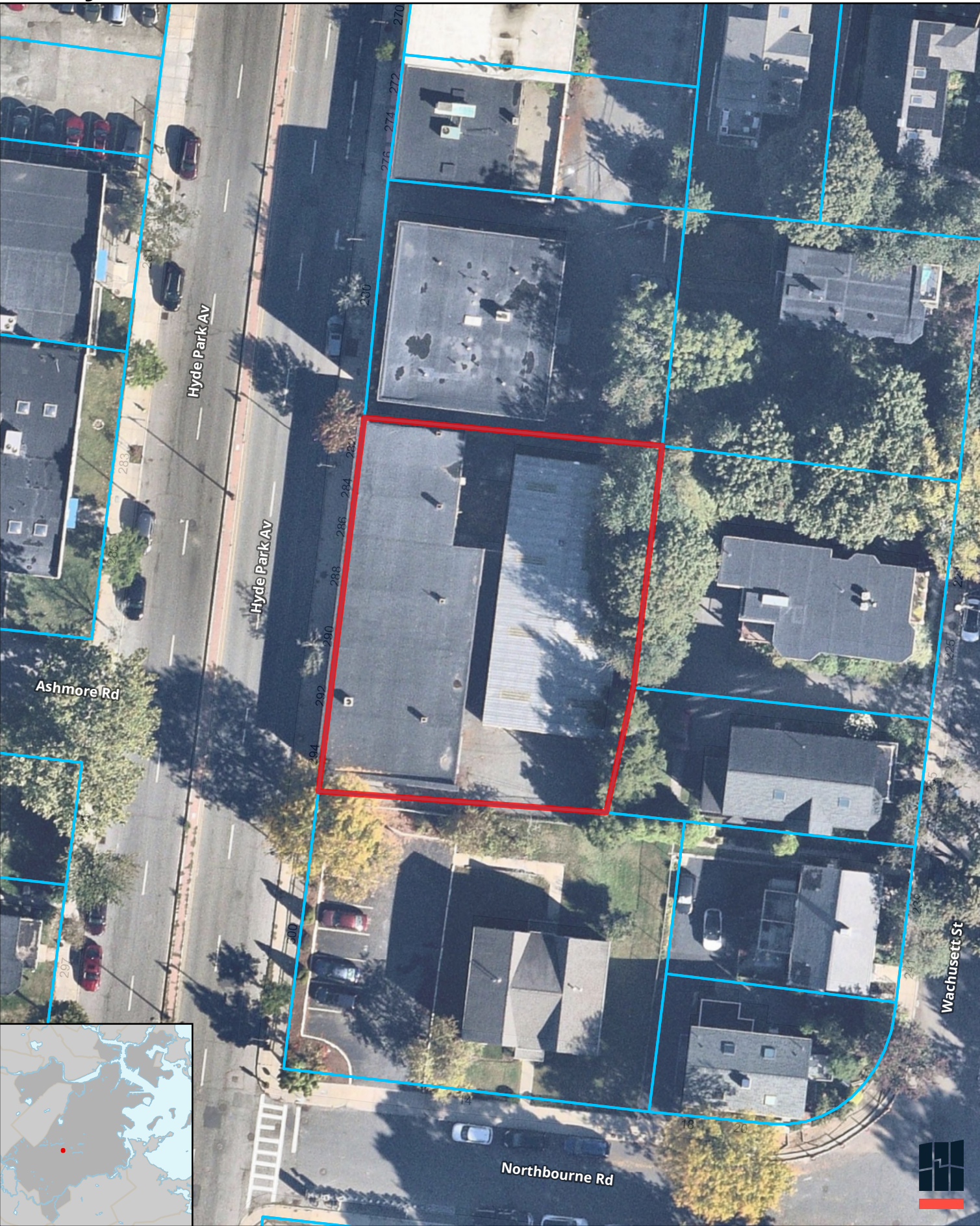
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Code, approving the 282-294 Hyde Park Avenue development consisting of a six-story building containing approximately forty-eight (48) residential units, at least forty-three (43) of which will be income-restricted, approximately seventeen (17) off-street vehicular parking spaces, and approximately forty-eight (48) bike parking spaces, subject to continuing design review by the BPDA; and

VOTED: That the Director be, and hereby is, authorized to execute a Community Benefits Agreement, as well as any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

294 Hyde Park Avenue



294 Hyde Park Avenue



The Commonwealth of Massachusetts

House of Representatives
24 Beacon Street, Boston, MA 02133

Sam Montañó

State Representative of 15th Suffolk

samantha.montano@mahouse.gov

Vice Chair of Joint Committee on Aging and Independence • Joint Committee on Ways and Means • Joint Committee on Public Health • Joint Committee on Municipalities and Regional Government

Carlos Rios

Legislative Aide

carlos.rios@mahouse.gov

11/04/2025

Camille Platt-DeCosta

Project Manager

Boston Planning & Development Agency

One City Hall Square,

9th Floor Boston, MA 02201

Re: 294 Hyde Park Avenue – Letter of Support

Dear Ms. Platt-DeCosta,

I am pleased to express my strong support for the proposed development at 294 Hyde Park Avenue in Jamaica Plain. The project includes 48 mixed-income residential units, approximately 90% of which will be income-restricted at 30%, 50%, 60%, and 80% of AMI.

This proposal represents exactly the type of thoughtful, community-driven housing development we need in Boston—one that expands access to affordable and workforce housing, strengthens our neighborhoods, and makes the most of transit-accessible sites. Following the Article 80 Small Project Review community meeting, I was encouraged to see the broad base of support from residents and local stakeholders for this project. I believe the development aligns with our shared goals of advancing equitable growth and ensuring that families of all incomes have the opportunity to remain and thrive in Jamaica Plain. I respectfully urge the BPDA to move this proposal forward for approval.

Please feel free to contact me with any questions at Samantha.Montano@mahouse.gov or 617-722-2460.

Thank you for your consideration.

Sincerely,



Representative Samantha Montañó

15th Suffolk District



CITY of BOSTON

Michelle Wu, Mayor

To: [Camille Platt-Decosta],
From: [Matthew Cordingley], PWD
Date: [09/17/2025]
Subject: [294 Hyde Park Avenue SPRA] - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the 294 Hyde Park Avenue SPRA

Project Coordination:

The developer should coordinate with BTM and PWD to develop safety and accessibility improvements for pedestrians and cyclists in the area.

Project Specific Scope Considerations:

The developer must coordinate with the department of Parks and Recreation regarding the removal and plantings of street trees. All existing and proposed tree pits must meet Parks and Recreation standards and allow at least a four (4) foot clear path of travel within the Public ROW behind the tree pit. The developer should coordinate with the PIC regarding the proposed bike racks along the site frontage and any proposed changes to curb geometry.

Site Plan:

The developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

Construction Within The Public vs Private Right-of-Way (ROW):

Although the general comments below apply specifically to work associated with the project within the public right-of-way, it is preferred and encouraged for construction in the private right-of-way to be consistent with City standards for public ways, as well, to the extent possible. Should these streets ever become public ways, they must conform to the City standards as outlined below.

All proposed design and construction within the Public ROW shall conform to PWD Design Standards (<https://www.boston.gov/departments/public-works/public-works-design-standards>). Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the Public ROW will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC. Please note that the comments below are specific to proposed work within the Public ROW.

Sidewalks:

The developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the ROW within and beyond the project limits. The reconstruction effort also must meet current Americans with Disabilities Act (ADA)/Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections abutting the project site if not already constructed to ADA/AAB compliance per Code of Massachusetts Regulations Title 521, Section 21 (<https://www.mass.gov/regulations/521-CMR-21-curb-cuts>). This includes converting apex ramps to perpendicular ramps at intersection corners and constructing or reconstructing reciprocal pedestrian ramps where applicable. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the PWD Engineering Division for review and approval. Changes to any curb geometry will need to be reviewed and approved through the PIC.

Please note that at signalized intersections, any alteration to pedestrian ramps may also require upgrading the traffic signal equipment to ensure that the signal post and pedestrian push button locations meet current ADA and Manual on Uniform Traffic Control Devices (MUTCD) requirements. Any changes to the traffic signal system must be coordinated and approved by BTM.



PUBLIC WORKS DEPARTMENT

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(617) 635-4900



All proposed sidewalk widths and cross-slopes must comply to both City of Boston and ADA/AAB standards.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the Public ROW.

Driveway Curb Cuts:

Any proposed driveway curb cuts within the Public ROW will need to be reviewed and approved by the PIC. All existing curb cuts that will no longer be utilized shall be closed.

Discontinuances:

Any discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

Easements:

Any easements within the Public ROW associated with this project must be processed through the PIC.

Landscaping:

The developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. The landscaping program must accompany a LM&I with the PIC.

Street Lighting:

The developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer. All proposed lighting within the Public ROW must be compatible with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any additional street lighting upgrades that are to be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway. For all sections of sidewalk that are to be reconstructed in the Public ROW that contain or are proposed to contain a City-owned street light system with underground conduit, the developer shall be responsible for installing shadow conduit adjacent to the street lighting system. Installation of shadow conduit and limits should be coordinated through the BPDA Smart Utilities team.

Roadway:

Based on the extent of construction activity, including utility connections and taps, the developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.

Additional Project Coordination:

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the Public ROW. The developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work.

Green Infrastructure:

The developer shall work with PWD, the Green Infrastructure Division, and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and stormwater management systems within the Public ROW. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC. Effects of water infiltration with respect to the adjacent underpass structure and underground MBTA tunnels that may be negatively impacted by infiltration may impact the ability to install such systems and should be considered. Coordination with PWD and MBTA will be required.



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CITY *of* BOSTON

Michelle Wu, Mayor

Resiliency:

Proposed designs should follow the Boston Public Works Climate Resilient Design Guidelines (<https://www.boston.gov/environment-and-energy/climate-resilient-design-guidelines>) where applicable.

Please note that these are the general standard and somewhat specific PWD requirements. More detailed comments may follow and will be addressed during the PIC review process. If you have any questions, please feel free to contact me at jeffrey.alexis@boston.gov or at 617-635-4966.

Sincerely,

Jeffrey Alexis
Principal Civil Engineer
Boston Public Works Department
Engineering Division

CC: Para Jayasinghe, PWD
Todd Liming, PIC

**PUBLIC WORKS DEPARTMENT**

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024
The Office of the Streets, Transportation, and Sanitation
(617) 635-4900

MEMORANDUM**JULY 17, 2025**

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)
AND KAIROS SHEN, DIRECTOR

FROM: CASEY HINES, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT
REVIEW
NUPOOR MONANI, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT
REVIEW
SCOTT SLARSKY, SENIOR ARCHITECT AND URBAN PLANNER
ELLA WISE, SENIOR PLANNER
SAM VALENTINE, SENIOR LANDSCAPE ARCHITECT
COLIN FREDRICKSON, TRANSPORTATION PLANNER
DANE BRIMMEIER, SUSTAINABILITY REVIEWER
EBONY DAROSA, SENIOR PROJECT MANAGER

SUBJECT: 3430 + 3440 WASHINGTON STREET, JAMAICA PLAIN

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency ("BPDA"): authorize the Director of the BPDA (the "Director") to issue (1) a Scoping Determination waiving the requirement of further review pursuant to Section 80B-5.3(d) of the Boston Zoning Code (the "Code") in connection with the Project Notification Form submitted to the BPDA on September 24, 2024, by Boston Real Estate Capital LLC (the "Proponent") for the 3430 Washington and 3440 Washington Street project (collectively, the "Proposed Project"); (2) a Certification of Compliance under Section 80B-6 for the Proposed Project, upon successful completion of the Article 80 review process; and (3) take any and all other actions and execute and deliver a Cooperation Agreement, and one or more Affordable Rental Housing Agreement and Restriction(s) ("ARHAR")

for each building, and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project is comprised of two non-contiguous parcels at 3430 and 3440 Washington Street (collectively, the “Site”) in the Jamaica Plain neighborhood. The Site is divided by Rockvale Circle, and boarded by Washington Street to the west. The 3430 Washington Street parcel has a footprint area of approximately 22,650 square feet and is currently occupied by an auto body shop and vehicle impound lot. The 3440 Washington Street parcel has a footprint area of approximately 32,230 square feet and is currently occupied by Hatoff’s gas station.

DEVELOPMENT TEAM

Proponent:	<u>Boston Real Estate Capital LLC</u> Joseph Hassell
Attorney:	<u>LaCasse Law, LLC</u> Marc LaCasse
Architect:	<u>Choo & Company, Inc.</u> Marc Sullivan, Arthur Choo Jr.
Landscape Architect:	<u>Zen Associates, Inc.</u> Tom Frontera, Joe Klufts, Scott Pancake
Sustainability:	<u>Home Energy Rates LLC</u> Chris Mazzola, Patrick Daley, Andy Arsenault
Transportation Planner Engineer:	<u>MDM Transportation Consultants, Inc.</u> Rob Michaud, Dan Dumais, Dan Lindquist

Civil Engineer: Neponset Valley Survey Associates
Todd Ferguson

DESCRIPTION AND PROGRAM

The Proposed Project will consist of two (2) new residential buildings (each a “Building”), totaling approximately 239,831 sf and containing up to two hundred and thirty (230) residential rental units, approximately 10,466 sf of retail space, one-hundred (100) vehicular parking spaces, two hundred and thirty-four (234) resident bicycle parking spaces, and fifty-four (54) visitor bicycle parking spaces.

The 3430 Washington Street Building will contain approximately 134,572 sf, six (6) stories, up to one hundred and thirty (130) residential units, approximately 4,322 sf of retail space, and up to fifty-eight (58) motor vehicle parking spaces.

The 3440 Washington Street Building will contain approximately 105,259 sf, five (5) stories, up to one hundred (100) residential units, approximately 6,144 sf of retail space, and up to forty-two (42) motor vehicle parking spaces.

The two hundred and thirty (230) total units in the Proposed Project include seventy (70) studio units, one-hundred and four (104) one-bedroom units, and fifty-six (56) two-bedroom units.

The table below summarizes current estimates for the Proposed Project’s key statistics.

<u>Estimated Project Metrics</u>	Proposed Plan
Gross Square Footage	239,831
Gross Floor Area	214,618
<i>Residential</i>	208,108
<i>Office</i>	0
<i>Retail</i>	10,466
<i>Lab</i>	0
<i>Medical Clinical</i>	0

<i>Education</i>	0
<i>Hotel</i>	0
<i>Industrial</i>	0
<i>Recreational</i>	0
<i>Cultural</i>	0
<i>Parking</i>	21,257
Development Cost Estimate	90,000,000
Residential Units	230
<i>Rental Units</i>	230
<i>Ownership Units</i>	0
<i>IDP/Affordable Units</i>	46
Parking spaces	100

ARTICLE 80 REVIEW PROCESS

On June 12, 2024, the Proponent filed a Letter of Intent (“LOI”) in accordance with the BPDA’s policy regarding Provision of Mitigation by Development Projects in Boston. The Proponent filed a Project Notification Form (“PNF”) describing the Proposed Project on September 24, 2024. Notice of the receipt by the BPDA of the PNF was published in the Boston Herald on September 24, 2024. The notice and PNF were sent to the City’s public agencies/departments and elected officials. Additionally, copies of the PNF were sent to the members of the Proposed Project’s Impact Advisory Group (“IAG”).

Pursuant to Section 80B-5.3 of the Code, a Scoping Session on the Proposed Project was held with the City’s public agencies and elected officials on October 22, 2024.

The BPDA sponsored and held IAG meetings on October 21, 2024, March 24, 2025, and June 23, 2025. Public meetings were held on October 29, 2024, and May 19, 2025 to present the Proposed Project and solicit feedback.

In addition to the above-mentioned meetings, the Proponent conducted extensive community outreach and met with abutters, neighborhood groups, and local

elected officials before and during the Article 80 review process to discuss the Proposed Project.

On July 1, 2025, the Boston Civic Design Commission voted to recommend that the BPDA Board approve the Proposed Project upon successful completion of the Article 80 Development Review process with proviso that the Planning Department review staff focus further design attention on building material palettes and expression, and architectural and landscape lighting strategies.

PLANNING AND ZONING CONTEXT

The Proposed Project is located within the PLAN: JP/Rox plan area, which was adopted in 2017 by the BPDA Board to increase market-rate and affordable housing choices and protect against displacement in the neighborhood just east of the Orange Line from Jackson Square to Forest Hills stations. In particular, the PLAN encourages the redevelopment of auto-oriented commercial and industrial land into housing.

Several projects have been proposed, permitted, and constructed within the planning area, including a six-story mixed-use project at 3390 Washington Street, just north of the Proposed Project approved by the BPDA Board in 2023. In addition, a five-story mixed-use project at 3458 Washington just south of the Proposed Project was approved by the BPDA Board in January 2025 and by the Zoning Board of Appeal on July 8, 2025.

Although the PLAN was not codified in the zoning code, it provides use, dimensional, and design guidance for the Proposed Project, Site and the Local Industrial zoning subdistrict. The Proposed Project was designed to closely adhere to the PLAN use, dimensional, and parking guidelines. For example, the proposed height, which is greater closer to Green Street station and lower further from Green Street station, matches the height recommended in the PLAN. In addition, over the course of Article 80 review, the Proponent increased the rear yard setback where the Proposed Project abuts existing low-density housing, widened sidewalks and public spaces, and increased the open space on the ground floor and on roof decks to gain even greater consistency with the PLAN: JP/Rox design guidance.

Because the Proposed Project filed its PNF prior to October 1, 2024, it is not subject to the new Inclusionary Zoning, per Section 79-9 of the Zoning Code, which establishes the Transition Rule for Inclusionary Zoning. However, the Proposed

Project exceeds the existing Inclusionary Development Policy requirements to which it is subject, by providing 20% income-restricted units with a mix of units available to the general population and units reserved for housing voucher holders.

The current zoning for the Site is the Jamaica Plain Neighborhood District, Local Industrial subdistrict. The dimensional requirements are based on this intended industrial use - there are no yard requirements, maximum height is 35 feet, and FAR is 1.0. Given the goals of PLAN: JP/Rox to utilize existing industrial sites for mixed-use and housing, zoning relief is recommended for both use and dimensional variances.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The Proposed Project will incorporate the following Affirmatively Furthering Fair Housing (AFFH) Interventions:

Article 80 Interventions:

- Provide all IDP units on-site
- Provide a higher proportion 2+ bedroom IDP units
- Any other option(s) that meet AFFH goals: Include voucher set-aside units

Marketing and Housing Interventions:

- Follow best practices related to the use of CORI, eviction, and credit records in the tenant screening and selection process
- Best practices in marketing the market-rate units that are inclusive of and welcoming to members of protected classes

INCLUSIONARY DEVELOPMENT POLICY

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 (the "IDP") and is located within Zone B, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. Further, the Proponent has agreed to increase affordability within the project to exceed IDP requirements in response to Plan JP/Rox. In this case, the Proposed Project has committed to providing a minimum of 13% of the total number of units within the Proposed Project to be income-restricted at up to 70% of Area Median Income, and an additional 7% of total units to be made available to

households with housing vouchers qualifying at or below 110% of AMI. In this case, seventeen (17) units in the 3430 Washington Street and thirteen (13) units in the 3440 Washington Street building will be made affordable to households with incomes not more than 70% of AMI (the “IDP Units”), as published annually by the BPDA and based upon data from the United States Department of Housing and Urban Development (“HUD”), and nine (9) units in the 3430 Washington Street building and seven (7) units in the 3440 Washington Street building will be made affordable to households with housing vouchers with incomes up to 110% of Area Median and rented at not higher than the Small Area Fair Market Rent published and adjusted by HUD (“SAFMR”) for zip code 02130 (the “IDP Voucher Units”). In this case, the proposed income-restricted units are 20% of total residential units, or approximately 22.75% of residential leasable square footage within the Proposed Project.

The proposed locations, sizes, income restrictions, and rental prices for the IDP Units and IDP Voucher Units are as follows:

3430 Washington Street

Unit Number	Number of Bedrooms	Unit Size (Sq Ft)	Percent of AMI	Rent	Group-2
TH1	Two-Bedroom TH	960	Voucher	\$3,060	
TH3	Two-Bedroom TH	960	Voucher	\$3,060	
TH5	Two-Bedroom TH	960	Voucher	\$3,060	
TH7	Two-Bedroom TH	960	Voucher	\$3,060	
202	One-Bedroom + Den	753	70%	\$1,621	Group-2A
206	Two-Bedroom + Den	976	70%	\$1,837	
210	One-Bedroom	663	70%	\$1,621	
212	One-Bedroom	663	70%	\$1,621	
214	Two-Bedroom + Den	1077	70%	\$1,837	
217	Two-Bedroom + Den	931	70%	\$1,837	
220	Studio	468	70%	\$1,383	
222	Studio	451	70%	\$1,383	Group-2A
302	One-Bedroom + Den	753	70%	\$1,621	

305	One-Bedroom	648	70%	\$1,621	
306	Two-Bedroom + Den	976	Voucher	\$3,060	
308	One-Bedroom + Den	782	70%	\$1,621	
311	One-Bedroom	663	70%	\$1,621	
313	One-Bedroom	663	70%	\$1,621	
314	Two-Bedroom + Den	1077	Voucher	\$3,060	
315	One-Bedroom + Den	709	70%	\$1,621	
319	One-Bedroom	665	70%	\$1,621	Group-2A
324	One-Bedroom	673	70%	\$1,621	
406	Two-Bedroom + Den	976	Voucher	\$3,060	Group-2A
409	Studio	460	70%	\$1,383	
414	Two-Bedroom + Den	1077	Voucher	\$3,060	
417	Two-Bedroom + Den	931	Voucher	\$3,060	

3440 Washington Street

Unit Number	Number of Bedrooms	Unit Size (Sq Ft)	Percent of AMI	Rent	Group-2
TH1	Two-Bedroom TH	920	Voucher	\$3,060	
TH3	Two-Bedroom TH	920	Voucher	\$3,060	
TH5	Two-Bedroom TH	920	Voucher	\$3,060	
TH7	Two-Bedroom TH	920	Voucher	\$3,060	
203	One-Bedroom	641	70%	\$1,621	
205	One-Bedroom + Den	741	70%	\$1,621	Group-2A
210	Two-Bedroom + Den	957	Voucher	\$3,060	
212	One-Bedroom	678	70%	\$1,621	
217	Two-Bedroom	922	Voucher	\$3,060	Group-2A
220	One-Bedroom + Den	704	70%	\$1,621	
222	One-Bedroom	625	70%	\$1,621	
302	Studio	454	70%	\$1,383	
305	One-Bedroom + Den	744	70%	\$1,621	

308	Studio	459	70%	\$1,383	Group-2A
313	One-Bedroom	663	70%	\$1,621	
315	One-Bedroom	663	70%	\$1,621	
320	One-Bedroom + Den	704	70%	\$1,621	
323	One-Bedroom	625	70%	\$1,621	
409	One-Bedroom + Den	736	70%	\$1,621	
417	One-Bedroom + Den	762	Voucher	\$3,060	

The location of the IDP Units will be finalized in conjunction with BPDA and Mayor's Office of Housing ("MOH") staff and outlined in the ARHAR for each building, and rental prices and income limits for the IDP Units will be adjusted according to BPDA published maximum rental prices and income limits, as based on HUD AMIs, available at the time of the initial rental of the IDP Units, and the rental prices for the IDP Voucher Units will be adjusted according to the MOH published SAFMR available at the time of the rental of the IDP Voucher Units. IDP Units and IDP Voucher Units must be comparable in size, design, and quality to the market-rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR for each building must be executed along with, or prior to, the issuance of the Certification of Compliance for the Proposed Project. The Proponent must also register the Proposed Project with the Boston Fair Housing Commission ("BFHC") upon issuance of the building permit. The IDP Units and IDP Voucher Units will not be marketed prior to the submission and approval of an Affirmative Marketing Plan to the BFHC and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

1. Boston resident; and
2. Household size (a minimum of one (1) person per bedroom).

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

An affordability covenant will be placed on the IDP Units and IDP Voucher Units for each building to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the renter and the rent of any subsequent rental of the IDP Units and IDP Voucher Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit and IDP Voucher Unit. IDP Units and IDP Voucher Units may not be rented out by the developer prior to rental to an income eligible household, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units and IDP Voucher Units.

MITIGATION AND COMMUNITY BENEFITS

The Proposed Project will include mitigation measures and community benefits to the neighborhood and the City of Boston (the "City") including:

- Make a one-time Forty-Five Thousand (\$45,000.00) contribution to the English High School, a Boston Public School, as described below:

Recipient:	The English High School 144 McBride Street Boston, MA 02130
Use:	Career and technical program
Amount:	\$45,000.00
Timeline:	The \$45,000 contribution is due at initial building permit issued by ISD.

- Make a one-time Fifteen Thousand (\$15,000.00) contribution to the Franklin Park Coalition, a non-profit organization, as described below:

Recipient:	Franklin Park Coalition 2010 Columbus Avenue Boston, MA 02119
Use:	To be determined by the organization
Amount:	\$15,000.00

Timeline: The \$15,000 contribution is due at initial building permit issued by ISD.

- Make a one-time Two Thousand (\$2,000.00) contribution to 826 Boston, a non-profit organization, as described below:

Recipient: 826 Boston
3035 Washington Street
Boston, MA 02119

Use: The after-school writing and tutoring program

Amount: \$2,000.00

Timeline: The \$2,000 contribution is due at initial building permit issued by ISD.

- Make a one-time Thirty-Two Thousand (\$32,000.00) contribution to Habitat for Humanity, a non-profit organization, as described below:

Recipient: Habitat for Humanity Greater Boston
434 Massachusetts Avenue, Suite 201
Boston, MA 02118

Use: For the Habitat for Humanity development project located at 174 Boylston Street in Jamaica Plain

Amount: \$32,000.00

Timeline: The \$32,000 contribution is due at initial building permit issued by ISD.

- The Proponent will prioritize a local/minority owned business as tenant for 1 commercial unit. The qualified tenant can choose Twenty-Seven Thousand Five Hundred dollars (\$27,500) for buildout credit or rent credit. The Proponent shall perform marketing and outreach to identify such potential tenant upon issuance of an initial building permit. The Proponent shall market the commercial space by posting such advertising on site during construction and buildout, online advertising and outreach to all surrounding civic organizations. The property tax obligations for the commercial space will stay with the Proponent for the first 18 months of the business's

operation and the Proponent shall not increase rent for the selected local/minority owned business tenant more than 2% per year for the first five years.

- Building setbacks that allow for increased width along the public sidewalks along Washington Street, Rockvale Circle and Kenton Road to allow for street tree planting which will help to expand the urban forest canopy in Jamaica Plain, achieve Boston Complete street compliant accessible sidewalks, and create ground-floor amenity space adjacent to proposed retail frontage along Washington Street.
- The Proposed Project includes a total of 27 street trees, which includes # new street trees and the # existing street trees, which will be protected and preserved both on Site and in the public realm. The Proponent shall petition the PIC and the City of Boston Parks Department (as necessary) for approval to install and maintain these trees. The Proponent has performed due diligence with all relevant utility companies to confirm that trenching for new or improved service will not enter the Critical Root Zone of existing street trees to be preserved.
- Usable open space buffers between the two proposed multi-family residential buildings and existing neighborhood fabric to help bridge the change in architectural scale.
- Creation of two shared resident amenity decks, one for each building, situated within the building massing for southern exposure to maximize access to sunlight and expand the programmability of these spaces throughout the year.
- The 3430 Washington Street Building includes a total of 11,978 SF of usable open space – 6,478 SF ground floor amenity space, 3,000 SF at the second-floor roof deck, and 2,500 SF at the top roof deck, both decks for the exclusive use of the building occupants.
- The 3440 Washington Street Building includes a total of 12,716 SF of usable open space – 6,916 SF ground floor amenity space, 3,300 SF at the second-floor roof deck, and 2,500 at the top roof deck, both decks to be for the exclusive use of the building occupants.

SUSTAINABILITY & RESILIENCY

Article 37 Green Buildings & Net Zero Carbon

In support of Boston's green building and carbon neutral goals, the proposed project has employed an integrated planning process to minimize and mitigate adverse environmental impacts and ensure a highly sustainable development. The Proposed Project has committed to the following for both buildings:

- Achieving LEED Gold / 69 points certifiable, and targeting a LEED Platinum rating.
- Modeled Building Performance with Building 2035 pCEI values of 0.43 kg CO₂e/sf-yr & 0.54 kg CO₂e/sf-yr for 3430 and 3440 Washington Street (respectively), and including Mass RPS.
- Well-insulated and low-infiltration building envelope, with a Window to Wall Ratio of 22%.
- Fossil-fuel free buildings utilizing all-efficient-electric heating system, and further assessing and prioritizing heat pump systems for Domestic Hot Water heating.
- Solar PV-ready and completing and providing a full feasibility solar PV assessment prior to submitting the Article 37 Design Filing. Additionally, building roofs will be planned and designed to maximize solar PV installation and output.
- Designed and built to Phius CORE 2021 Passive House standard, and will achieve Passive House Certification.
- Finally, the proposed project has registered and is working with Mass Save to access available rebate programs.

TRANSPORTATION

- Upon issuance of the first Certificate of Occupancy for the Proposed Project, the Proponent will make a one-time "bikeshare" contribution of \$63,250.00 to Boston Transportation Department ("BTD") per the City's Bike Parking Guidelines as well as provide space for one (1) bike share station equipped with fifteen (15) docks onsite upon issuance of Certificate of Occupancy. The proponent will work with BTD and the Planning Department to site the station appropriately. Bike share stations may require Administrative Review by PIC.
- In compliance with Boston's Complete Streets Policy, the Proponent will set back their building to create a wider sidewalk on Washington Street and

Rockvale Circle, entering within the bounds of their property within the public way. Washington Street will have a minimum of seventeen (17) foot sidewalk, and Rockvale Circle will have a minimum of eight foot six inch (8'-6") sidewalk on both sides of the roadway. All sidewalks will maintain at least five (5) feet clear accessible paths of travel absent vertical elements made of concrete monolithic sidewalk space. All sidewalk setbacks are subject to design review and will require approval for a Pedestrian Easement with the Public Improvement Commission (PIC).

- Minimize the negative impacts of parking by locating the parking access off of Rockvale Circle via two (2) curb cuts, allowing for an active street wall on Washington Street. The curb cuts will be no more than twenty (20) feet each in order to maximize pedestrian safety and minimize disruption of pedestrian experience on the accessible sidewalk. Access design and circulation are subject to Design Review. All driveway curb cuts must maintain flush sidewalks with monolithic concrete extending continuously along the pedestrian path of travel. The Proponent shall petition the PIC for approval of each curb cut.
- The proponent will design and install a raised crosswalk across Rockvale Circle at the intersection with Washington Street to support pedestrian safety. The raised crosswalk will be flush with the sidewalk on either side of Rockvale Circle for its entire length.
- The proponent will make improvements to the two (2) existing crosswalks across Washington Street and Kenton Road at the intersection of Washington Street and Kenton Road. These improvements will include the implementation of compliant split pedestrian curb ramps equipped with yellow tactile warning strips.
- The developer will provide improvements to bus stop #15235 including accessibility upgrades and installation of a bus shelter. The proponent will, in coordination with the MBTA, Planning Department, and BTB, relocate the existing bus stop further south down the northbound side of Washington Street to the far side of the intersection with Kenton Road. The proponent will also implement a curb extension into Washington Street to allow for an in-lane bus stop, also known as a "bus bulb." The proponent will follow guidelines of the MBTA Bus Stop Planning & Design Guide for all identified

stops. All improvements are subject to design review and will require approval from the Public Improvement Commission (PIC).

- The developer will provide a minimum of two-hundred thirty (230) long-term bicycle parking spaces and a minimum of forty-six (46) short-term bicycle parking spaces. All long-term bicycle parking spaces will be housed within two (2) bicycle parking rooms, one within each building. The bicycle parking rooms will be designed in accordance with the design specifications included in BTB's Bike Parking Guidelines.

RECOMMENDATIONS

This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency: (1) issue a Scoping Determination pursuant to Section 80B-5.3(d) of the Code waiving further review of the Proposed Project; (2) issue a Certification of Compliance under Section 80B-6; and (3) take any and all actions, and execute and deliver a Cooperation Agreement, and one or more Affordable Rental Housing Agreement and Restriction(s) for each building, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination pursuant to Section 80B-5.3(d) of the Code which finds that the Project Notification Form (the "PNF") filed by Boston Real Estate Capital (the "Proponent") adequately describes the potential impacts arising from the proposed 3430 Washington and 3440 Washington Street project (collectively, the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and waives further review of the Proposed Project pursuant to subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BPDA; and

FURTHER
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code in connection with the Proposed Project upon successful completion of the Article 80 review process; and

FURTHER
VOTED:

That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing including, without limitation, executing and delivering a Cooperation Agreement, and one or more Affordable Rental Housing Agreement and Restriction(s) for each building for the creation of a total of thirty (30) on-site IDP Units and sixteen (16) on-site IDP Voucher Units and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA.

3430 & 3440 Washington Street



3430 & 3440 Washington Street



Ebony DaRosa
Senior Project Manager
Planning Department
1 City Hall Square, 9th Floor
Boston, MA 02201

July 10, 2025

Re: 3430 & 3440 Washington Street, Jamaica Plain

Ms. DaRosa,

I am writing to express my support for the proposed development at 3430 & 3440 Washington Street in Jamaica Plain, which will be before the BPDA Board for a vote on Thursday, July 17, 2025.

This proposal will transform an auto body repair shop and gas station into 230 units of much-needed housing with ground floor commercial space which will also be a benefit to the vibrancy of the community, with 13 percent of the total units (30 units) being affordable at 70% AMI, and another 7 percent of the total units (16 units) reserved for voucher holders.

After discussion with members of the Impact Advisory Group and the developer, Managing Partner of Boston Real Estate Capital Joe Hassell, we have agreed on the following outline of community benefits to be included in the BPDA Board Memo and to be distributed upon issuance of the building permit:

- **Bus Station Improvements:** \$82,500
- **Contribution to English High School Career and Technical Programs:** \$45,000
- **Habitat for Humanity Project at 174 Boylston Street:** \$32,000
- **Franklin Park Coalition:** \$15,000
- **826 Boston:** \$2,000
- **Bluebikes On-Site Dock:** \$63,250
- **Small Local Business Space:** One commercial space will prioritize local/minority owned tenants and a qualified tenant can choose \$27,500 for buildout credit or rent credit. The property tax obligations for the commercial space will stay with the property owner for the first 18 months of the business's operation and rent increases will be limited to 2% per year for the first two years.

The developer has agreed to the above community benefits, and I ask that the board take this into account in the decision making process.

Sincerely,



Boston City Councilor Benjamin Weber, District 6

To: Joseph Hassell, Managing Principal, Boston Real Estate Capital
Cc: Mitchell Fischman, Principal, MLF Consulting LLC
Marc LaCasse, Attorney, LaCasse Law, LLC
Ebony DaRosa, Senior Project Manager, Boston Planning and Development Agency
From: Janna Ramadan, AFFH Zoning Assistant, on behalf of the Boston Interagency Fair Housing Development Committee
Date: June 18, 2025
Re: 3430 & 3440 Washington Street Affirmatively Furthering Fair Housing Comments from the Boston Interagency Fair Housing Development Committee

Thank you for your ongoing engagement in the Affirmatively Furthering Fair Housing Zoning review process and your work to take meaningful actions to address significant disparities both in housing needs and in access to opportunity in the Jamaica Plain neighborhood and the City of Boston as a whole. The Boston Interagency Fair Housing Development Committee (BIFDC) has reviewed your most recent response letter, dated and has additional comments, suggestions, and requests for additional information. Review by the BIFDC is intended to be ongoing and collaborative, throughout the Article 80 review and approval process. Your responses to the requested information will assist the BIFDC to continue its AFFH review of the Proposed Project.

The BIFDC has comments on and/or requests for additional information regarding:

1. Preference for rental voucher-holders

A detailed explanation of the BIFDC's comments and recommendations is included with this letter. If you have any questions, comments, or concerns about this letter or AFFH in general, please contact Janna Ramadan at janna.ramadan@boston.gov. Please submit any information and/or documents regarding AFFH to your Project Manager.

Boston Interagency Fair Housing Development Committee Review & Recommendation Form

Project Name/Address	3430 & 3440 Washington Street
BIFDC Review Date(s):	6/2/2025

AFFH Recommendations

AFFH Assessment is complete.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - An AFFH Assessment is marked as complete when the BIFDC has concluded its review and is able to make a recommendation regarding the AFFH components of a Proposed Project.
If no, describe what is needed to complete the Assessment.	Based on the comments from BIFDC representatives (attached), the Proponent is requested to respond to the following questions, comments, and recommendations: 1. Preference for rental voucher-holders: The BIFDC again recommends that the Proponent consider interventions that would increase housing access for voucher-holders. These interventions could include: <ul style="list-style-type: none"> a. Applying a voucher-holder preference to a subset of the IDP units. b. Additionally or alternatively, adding additional units (beyond the number of proposed IDP units) to be set aside for voucher-holders and rented up to the SA FMR.
AFFH Assessment appears to be accurate.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, describe the inaccuracies.	
AFFH Assessment notes:	

Planned Development Area

This review is for Planned Development Area (PDA) only (each project located within a PDA to be reviewed separately).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No-Intervention Enhancement for PDAs not required
This project is located within a PDA.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is yes, describe any different or additional AFFH and/or other housing obligations that are required under the PDA:	
PDA Notes:	

Historical Exclusion

The proposed project is located in an area of high historical exclusion.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No-Intervention Enhancement for High Historical Exclusion is not required.
Historical Exclusion notes:	

Actual Residential Displacement

There is actual residential displacement at the proposed project site.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Actual Residential Displacement Risk notes:	

Proportionality

The proposed intervention options are proportional to the size, scope, and impact of the proposed project.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Discuss the basis for the above determination.	A determination regarding Proportionality cannot be made until the outstanding issues described above are resolved.
If no, describe the type and amount of additional intervention options that are necessary to a determination of proportionality.	
Proportionality notes:	

AFFH Strategy

The proposed AFFH strategy is appropriate, achievable, and responsive to the AFFH goals detailed in the Boston Zoning Code.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Describe the basis for the above decision.	A determination that the overall AFFH Strategy is appropriate, achievable, and responsive to AFFH goals will be made once the outstanding issues are addressed by the Proponent.
If no, describe what is necessary for the proposed AFFH strategy to become appropriate, achievable, and responsive to AFFH goals, including which specific different or additional intervention options should be considered.	
AFFH Strategy Notes:	

To: Mitchell Fischman, Principal, MLF Consulting LLC
Cc: Joseph Hassell, Managing Principal, Boston Real Estate Capital
Marc LaCasse, Attorney, LaCasse Law, LLC
Ebony DaRosa, Senior Project Manager, Boston Planning and Development Agency
From: Janna Ramadan, AFFH Zoning Assistant, on behalf of the Boston Interagency Fair Housing Development Committee
Date: November 8, 2024
Re: 3430 & 3440 Washington Street Affirmatively Furthering Fair Housing Comments from the Boston Interagency Fair Housing Development Committee

Thank you for submitting your Affirmatively Furthering Fair Housing (AFFH) Assessment and for your ongoing work to take meaningful actions to address significant disparities both in housing needs and in access to opportunity in the Jamaica Plain neighborhood and the City of Boston as a whole. The Boston Interagency Fair Housing Development Committee (BIFDC) has reviewed your submission and has additional comments, suggestions, and requests for additional information. Review by the BIFDC is intended to be ongoing and collaborative, throughout the Article 80 review and approval process. Your responses to the requested information will assist the BIFDC to continue its AFFH review of the Proposed Project.

The BIFDC has comments on and/or requests for additional information regarding:

1. AMIs of units
2. Preference for rental voucher-holders
3. Number of 2+ BR units

A detailed explanation of the BIFDC's comments and recommendations is included with this letter. If you have any questions, comments, or concerns about this letter or AFFH in general, please contact Janna Ramadan at janna.ramadan@boston.gov. Please submit any information and/or documents regarding AFFH to your Project Manager.

Boston Interagency Fair Housing Development Committee Review & Recommendation Form

Project Name/Address	3430 & 3440 Washington Street
BIFDC Review Date(s):	11/4/2024

AFFH Recommendations

AFFH Assessment is complete.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - An AFFH Assessment is marked as complete when the BIFDC has concluded its review and is able to make a recommendation regarding the AFFH components of a Proposed Project.
If no, describe what is needed to complete the Assessment.	<p>Based on the comments from BIFDC representatives (attached), the Proponent is requested to respond to the follow questions, comments, and recommendations:</p> <ol style="list-style-type: none"> AMIs of units: Proponent is requested to deepen affordability by providing units at lower AMIs. Preference for rental voucher-holders: BIFDC recommends that the Proponent consider interventions that would increase housing access for voucher-holders. There are fewer households using a rental-voucher in the project area than in Boston as a whole, indicating there could be barriers preventing these families from accessing housing in the area that may benefit from voucher-holder preference or units. These interventions could include: <ol style="list-style-type: none"> Applying a voucher-holder preference to a subset of the IDP units. Additionally or alternatively, adding additional units (beyond the number of proposed IDP units) to be set aside for voucher-holders and rented up to the SA FMR. Number of 2+ BR units: Proponent is requested to increase the number of 2BR and add 3BR units. While noting the unit breakdown within the project area compared to the City as a whole, this recommendation is in line with the City of Boston Housing Strategy 2025, which includes increasing the number of multi-bedroom housing units as a priority to serve families throughout the City.

AFFH Assessment appears to be accurate.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, describe the inaccuracies.	
AFFH Assessment notes:	

Planned Development Area

This review is for Planned Development Area (PDA) only (each project located within a PDA to be reviewed separately).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No-Intervention Enhancement for PDAs not required
This project is located within a PDA.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is yes, describe any different or additional AFFH and/or other housing obligations that are required under the PDA:	
PDA Notes:	

Historical Exclusion

The proposed project is located in an area of high historical exclusion.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No-Intervention Enhancement for High Historical Exclusion is not required.
Historical Exclusion notes:	

Actual Residential Displacement

There is actual residential displacement at the proposed project site.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Actual Residential Displacement Risk notes:	

Proportionality

The proposed intervention options are proportional to the size, scope, and impact of the proposed project.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Discuss the basis for the above determination.	A determination regarding Proportionality cannot be made until the outstanding issues described above are resolved.
If no, describe the type and amount of additional intervention options that are necessary to a determination of proportionality.	
Proportionality notes:	

AFFH Strategy

The proposed AFFH strategy is appropriate, achievable, and responsive to the AFFH goals detailed in the Boston Zoning Code.	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Describe the basis for the above decision.	A determination that the overall AFFH Strategy is appropriate, achievable, and responsive to AFFH goals will be made once the outstanding issues are addressed by the Proponent.
If no, describe what is necessary for the proposed AFFH strategy to become appropriate, achievable, and responsible to AFFH goals, including which specific different or additional intervention options should be considered.	
AFFH Strategy Notes:	